

**LEWISTON HOUSING
BOARD OF COMMISSIONERS
TELECONFERENCE MEETING
Tuesday, November 25, 2025 AT 5:00 PM – VIA MS TEAMS
AGENDA**

- I. *Roll Call*
- II. *Approval of the October 28, 2025 meeting minutes & the November 20, 2025 annual meeting minutes (pages 2-5)*
- III. *Consent Agenda: Financial Reports (pages 6-40)*
- IV. *Consent Agenda: Operational & Director Reports (pages 41-49)*
- V. *New Business*
 - a. *Travel Approval: Krissie Bodkin-Rubino & Chelsea Steele (page 50)*
 - b. *Recovery Friendly Workplace Designation Approval (pages 51-53)*
 - c. *Surplus Asset Disposal Discussion*
 - d. *Martel II Pre-Development Loan Approval*
 - e. *Intergenerational Center Update*
 - f. *YMCA Update*
 - g. *Maison Marcotte Update*
 - h. *Government Shutdown Update*
- VI. *Date for next teleconference meeting – December 30, 2025*
- VII. *Open Forum*
- VIII. *Executive Session: Discussion or consideration of the condition, acquisition, or the use of real property or personal property permanently attached to real property: 1MRSA 405(6)(c)*
- IX. *Adjournment*

**LEWISTON HOUSING
BOARD OF COMMISSIONERS
TELECONFERENCE MEETING
Tuesday, October 28, 2025 AT 5:00 PM – VIA MS TEAMS
Meeting Minutes**

I. Roll Call – Meeting called to order at 5:00pm

Marc Pellerin, Jonathan Hussey, Guy Gagnon, Jody Jalbert, Donna Mathieu

Absent: Cheryl Keaton

Employees: Sarah Cash, Travis Heynen, Chris Kilmurry, Hollie Sprague, Jen Boardman, Gianni Simplicio, Krissie Bodkin-Rubino

II. Approval of the September 30, 2025 meeting minutes

- **Hussey moved to approve the minutes of the September 30, 2025 meeting. Gagnon seconded. Motion passed unanimously.**

III. Consent Agenda: Financial Reports & Healy Terrace Budget

Hussey reported that the Finance Committee did not meet this month due to the retreat and therefore had no report, but that he had reviewed them and found no concerns.

- **Hussey moved to approve the financial report consent agenda item. Mathieu seconded. Motion passed unanimously.**
- **Hussey moved to approve the Healy Terrace budget consent agenda item. Jalbert seconded. Motion passed unanimously.**

IV. Consent Agenda: Operational & Director Reports

- **Hussey moved to approve the consent agenda. Mathieu seconded. Motion passed unanimously.**

V. New Business

a. November meeting date discussion

Cash asked whether the board wished to adjust the schedule because the next scheduled meeting was the Tuesday the week of Thanksgiving. Members briefly discussed options and also considered whether December's meeting might be skipped instead. After reviewing potential scheduling impacts, the board decided to keep the November meeting date as is.

b. Board Resolution: AUTHORIZING USE OF MTW FUNDS FOR YEAR 1 OF THE DIRECT RENTAL ASSISTANCE (DRA) PILOT

- **Hussey moved to approve the board resolution authorizing use of MTW funds for year 1 of the Direct Rental Assistance (DRA) Pilot. Mathieu seconded. Motion passed unanimously.**

c. Approval to sign Letter of Intent with Kaplan Thompson Architects for Design Services on Soleil Apartments

Kilmurry provided an overview of the proposed Letter of Intent with Kaplan Thompson Architects, noting that the cost reflects typical predevelopment expenses for a project of this size. He explained that LHA would initially cover the

expense with Capital Fund dollars, later reimbursed through a predevelopment loan, with the project ultimately paying off that loan at closing. Board members asked brief questions about the expected overall project cost and how funds would move between LHA and LAAHDC under MTW requirements, and Kilmurry confirmed the anticipated construction range and the general flow of funding.

- **Hussey moved to approve the execution of the LOI with Kaplan Thompson Architects for Design Services on Soleil Apartments. Gagnon seconded. *Motion passed unanimously.***

The board then considered the required loan from LHA to LAAHDC to cover Soleil predevelopment expenses. A conflict-of-interest abstention was noted for Hussey.

- **Gagnon moved to approve the required loan from LHA to LAAHDC to cover Soleil predevelopment expenses. Mathieu seconded. *3 in favor; 2 abstained (Hussey & Pellerin). Motion carried.***

d. Payment Standards Update

Kilmurry gave a brief update on upcoming payment standard adjustments, noting that staff plan to set the new standards at 95% of Fair Market Rents in the coming year. He explained that this change is intended to bring voucher utilization and budget levels back into balance, as the program is currently using a lower percentage of available vouchers while exceeding its budget allocation. Because FMRs increased significantly this year, the shift to 95% will still result in an overall rent increase for participating landlords. Kilmurry confirmed that no board action was needed at the time and this was an FYI.

e. Government Shutdown Update

Kilmurry reported that operations are continuing for now, with voucher funding already provided through December 31. He noted that some routine questions cannot be addressed due to federal staff unavailability and that HUD has sent additional funds without accompanying guidance, leaving their intended use unclear. He explained that the agency has limited reserves available through MTW flexibility and capital funds, which can help support programs and public housing in the short term. The longer-term outlook remains uncertain pending federal action on a continuing resolution and the FY26 budget. He added that prolonged shutdown conditions may require board decisions in December, depending on how federal support evolves.

f. Board Retreat Short Recap

Kilmurry summarized that the retreat included departmental updates comparing progress over the past year to the priorities established at the previous retreat, noting strong advancement across key goals. The afternoon focused on discussions about future direction and areas requiring continued board input. Three broader topics were introduced for ongoing consideration: the agency's role within the homelessness response system, how and when commercial real estate opportunities should be pursued in connection with housing, and the working relationship between LHA and LAAHDC.

g. Pre-Development Loan Update

Kilmurry noted that the work is still underway and added that both lenders involved—Evernorth and the Genesis Fund—have indicated support. Evernorth plans to retire the existing Martel Phase One predevelopment loan and replace it with a larger loan to cover Martel Phase Two costs. The Genesis Fund is expected to provide a separate predevelopment loan for the Soleil project. Both loans will follow the same MTW-approved structure: LHA will initially cover eligible expenses with Capital Fund dollars, be reimbursed when the predevelopment loans are drawn, and each loan will ultimately be repaid at construction and permanent loan closing. Kilmurry confirmed that no board action was needed.

h. Jen Boardman Role Update

Cash provided a brief staffing update, noting that Jen is now serving as Director of Rental Assistance and Hollie is serving as Director of Property Management. Cash explained that although this structure was already reflected in the budget

and operational plans, Jen had not been formally introduced to the board in her new role, and this update was to clarify that transition.

VI. *Executive Session: Discussion or consideration of the condition, acquisition, or the use of real property or personal property permanently attached to real property: 1MRSA 405(6)(c) the body or agency: 1MRSA 405(6)(a)(1)*

- **Hussey motioned first at 5:29pm to move to Executive Session. Gagnon seconded. *Motion passed unanimously.***
- **Hussey motioned first at 5:37pm to exit Executive Session. Mathieu seconded. *Motion passed unanimously.***

I. *Adjournment*

- **Hussey motioned first to adjourn at 5:38pm. Gagnon seconded. *Motion passed unanimously.***

**LEWISTON HOUSING
BOARD OF COMMISSIONERS
ANNUAL MEETING
Thursday, November 20, 2025 at 5:00 PM- Fish Bones Grill
Meeting Minutes**

I. Roll Call – Meeting called to order at 5:17pm

Marc Pellerin, Guy Gagnon, Donna Mathieu, Jody Jalbert , Jonathan Hussey

Absent: Cheryl Keaton

Employees: Chris Kilmurry, Penn Lindsay, Hollie Sprague, Jen Boardman, Gianni Simplicio, Travis Heynen, Sarah Cash

II. Election of Board Officers

Pellerin turned the meeting over to Kilmurry (secretary) to proceed with the election of officers.

- **Hussey moved to elect Marc Pellerin as Board Chair for the annual period 11/30/2025-11/30/2026. Gagnon seconded. Motion passed unanimously.**
- **Gagnon moved to elect Jonathan Hussey as Board Vice-Chair for the annual period 11/30/2025-11/30/2026. Pellerin seconded. Motion passed unanimously.**
- **Hussey moved to elect Chris Kilmurry as Board Secretary for the annual period 11/30/2025-11/30/2026. Motion passed unanimously.**

III. Adjournment

Hussey motioned to adjourn at 5:19pm. Gagnon seconded. All in favor.

**LEWISTON HOUSING
FINANCIAL COMMITTEE
Thursday, November 20, 2025, AT 2:00 PM – VIA MS TEAMS
Meeting Notes**

Attendance: Jonathan Hussey

Employees: Sarah Cash, Gianni Simplicio, Chris Kilmurry

The meeting was called to order at 2:00pm. A bullet pointed summary of discussion points is below:

Audit & Financial Reporting Status

- Payroll liability accounts for 6/30 are now fully reconciled; moving forward with current-year reconciliations.
- Cash balance on page 12 appeared negative due to timing; two subsequent entries increased cash by ~\$315,000.
- 6/30 audit materials have been provided to BDO; auditors have begun their work.
- Rejected FDS was intentional to allow additional processing time while HUD offices were closed; BDO preparing the second submission and full audit package for REAC.
- AFS may not be finalized before year-end due to timing constraints (holiday schedules, HUD delays), but early-2026 completion is expected.
- No anticipated issues with meeting LAAHDC 990 deadlines; once AFS is approved, 990 preparation will proceed.

Reconciliations & Intercompany Work

- Intercompany reconciliation progressing; numerous variances identified and being prepared for bulk adjustments by BDO.
- After BDO posts year-end adjustments and reverses entries, remaining intercompany adjustments will be recorded in the current fiscal year.
- Trial balance currently out of balance by approx. \$2,400 —Gianni to reconcile.

Capital Funds & HUD Items

- Capital Fund five-year plan and annual plan updates completed; new environmental review finished.
- HUD is now reviewing materials and will finalize the capital fund package.
- Once approved, LHA can draw down approximately \$260,000 in admin fees for 2024 and 2025.
- Additional update: Two older capital funds (~\$1.2M) previously believed unusable due to pre-MTW status are now confirmed fully fungible. This money will be added to capital fund lines and transferred to operations to stabilize year-end financials.

Budget Variances & Financial Performance

- Most variances relate to delayed capital fund drawdowns; once drawn, most programs appear on or under budget.
- Bad debt:
 - LHA had previously not written off aged balances.
 - In October, all properties (including PH) underwent a cleanup: past-tenant balances >90 days were written off to bad debt to prevent large year-end audit adjustments.
 - Collections still pursued through the agency's contracted collection vendor; LHA does not report to credit bureaus.
- Security expenses:

- Elevated due to increased patrol needs at Hillview following recent safety incidents; intended to continue through winter months.
- Additional security at BST related to hall monitoring during an uptick in homelessness-related issues.
- Board will be informed of the safety-driven variance; Hollie is the most informed staff person if further detail is needed.

Audit Progress

- 9/30 audits progressing well; prior-year delays have significantly improved.
- Auditor feedback (via Michele Reitan's meeting):
 - They are very impressed with how much progress LHA has made, both in process cleanup and documentation.
 - Noted substantial improvement compared to the prior year.

Audit Findings & Controls

- One outstanding control issue: enhanced disbursement authorization workflow in Yardi has not yet been implemented — Gianni to coordinate with Travis.
- Previous year's comments included materiality concerns and adjusting entries; using aged adjustments and improved review processes to prevent recurrence.

Utilities, Interest, and Other Account Items

- Public housing utility expenses higher this month due to accrual true-ups for July–September (water, sewer, stormwater, sprinkler).
- Negative unrestricted interest reflects reclassification of bank-posted interest that had originally been grouped incorrectly.

Property = portin bst hta mva lha college choice cfe bsc cocc .amp3 .voucher .pbvouch mka sle

Balance Sheet

Period = Oct 2025

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1119-00-000	CASH	3,394,818.27
1149-00-000	ACCOUNTS AND NOTES RECEIVABLE	752,843.75
1299-00-000	OTHER CURRENT ASSETS	8,401,200.84
1300-00-000	TOTAL CURRENT ASSETS	12,548,862.86
1400-00-000	NONCURRENT ASSETS	
1420-00-000	FIXED ASSETS	11,931,553.37
1421-25-000	LOANS RECEIVABLE	1,500,000.00
1439-00-000	OTHER ASSETS	404,316.11
1499-00-000	TOTAL NONCURRENT ASSETS	13,835,869.48
1999-00-000	TOTAL ASSETS	26,384,732.34
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2299-00-000	CURRENT LIABILITIES	716,382.79
2399-00-000	NONCURRENT LIABILITIES	3,190,061.11
2499-00-000	TOTAL LIABILITIES	3,906,443.90
2800-00-000	EQUITY	
2805-99-000	CONTRIBUTED CAPITAL	14,336,204.36
2809-99-000	RETAINED EARNINGS	7,537,253.12
2810-99-000	OTHER EQUITY	604,830.96
2899-00-000	TOTAL EQUITY	22,478,288.44
2999-00-000	TOTAL LIABILITIES AND EQUITY	26,384,732.34
9999-99-000	TOTAL OF ALL	0.00

Property = portin bst hta mva lha college choice cfe bsc cocc .amp3 .voucher .pbvouch mka sle

Budget Comparison (with PTD)

Period = Jul 2025-Oct 2025

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	201,401.42	182,501.84	18,899.58	10.36	822,596.59	749,898.61	72,697.98	9.69
3499-00-000	GRANT INCOME	3,032,554.53	1,476,165.27	1,556,389.26	105.43	9,184,637.22	6,548,397.08	2,636,240.14	40.26
3500-99-000	CFP FUNDS	7,000.00	34,458.59	-27,458.59	-79.69	54,861.32	137,834.36	-82,973.04	-60.20
3699-00-000	OTHER INCOME	175,346.62	114,443.31	60,903.31	53.22	613,923.57	457,773.24	156,150.33	34.11
3999-00-000	TOTAL INCOME	3,416,302.57	1,807,569.01	1,608,733.56	89.00	10,676,018.70	7,893,903.29	2,782,115.41	35.24
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	405,308.79	375,405.40	-29,903.39	-7.97	1,381,709.49	1,501,621.60	119,912.11	7.99
4299-00-000	TENANT SERVICES EXPENSES	70,751.01	100,418.67	29,667.66	29.54	343,233.31	401,674.68	58,441.37	14.55
4399-00-000	UTILITY EXPENSES	92,710.04	89,662.28	-3,047.76	-3.40	307,579.96	358,649.12	51,069.16	14.24
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	109,751.35	130,344.19	20,592.84	15.80	384,567.85	521,388.76	136,820.91	26.24
4599-00-000	GENERAL EXPENSES	83,692.89	43,465.55	-40,227.34	-92.55	260,353.37	173,862.20	-86,491.17	-49.75
4699-00-000	GRANT EXPENSES	8,104.49	17,923.42	9,818.93	54.78	7,649.11	71,693.68	64,044.57	89.33
4799-00-000	HOUSING ASSISTANCE PAYMENTS	1,051,914.00	1,117,850.18	65,936.18	5.90	4,248,117.18	4,444,492.72	196,375.54	4.42
4899-00-000	FINANCING EXPENSES	620.94	600.00	-20.94	-3.49	2,477.28	2,400.00	-77.28	-3.22
4929-00-000	(PRE)DEVELOPMENT COSTS	0.00	0.00	0.00	N/A	14,803.75	0.00	-14,803.75	N/A
5999-00-000	NON-OPERATING ITEMS	59,901.18	57,895.88	-2,005.30	-3.46	239,604.72	231,583.52	-8,021.20	-3.46
8000-00-000	TOTAL EXPENSES	1,882,754.69	1,933,565.57	50,810.88	2.63	7,190,096.02	7,707,366.28	517,270.26	6.71
9000-00-000	NET INCOME	1,533,547.88	-125,996.56	1,659,544.44	1,317.13	3,485,922.68	186,537.01	3,299,385.67	1,768.76

ip shs sab bst ehv fyi hva hcv lpa msv mva mod2 mod5 raa pbvbhs pbvloft pbvsuh pbvbsf homeohcv ll

Balance Sheet

Period = Oct 2025

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1119-00-000	CASH	2,905,963.61
1149-00-000	ACCOUNTS AND NOTES RECEIVABLE	723,482.83
1299-00-000	OTHER CURRENT ASSETS	8,359,870.46
1300-00-000	TOTAL CURRENT ASSETS	11,989,316.90
1400-00-000	NONCURRENT ASSETS	
1420-00-000	FIXED ASSETS	5,742,277.00
1421-25-000	LOANS RECEIVABLE	1,500,000.00
1439-00-000	OTHER ASSETS	320,470.75
1499-00-000	TOTAL NONCURRENT ASSETS	7,562,747.75
1999-00-000	TOTAL ASSETS	19,552,064.65
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2299-00-000	CURRENT LIABILITIES	168,366.17
2399-00-000	NONCURRENT LIABILITIES	1,622,929.87
2499-00-000	TOTAL LIABILITIES	1,791,296.04
2800-00-000	EQUITY	
2805-99-000	CONTRIBUTED CAPITAL	6,295,330.65
2809-99-000	RETAINED EARNINGS	10,664,447.55
2810-99-000	OTHER EQUITY	800,990.41
2899-00-000	TOTAL EQUITY	17,760,768.61
2999-00-000	TOTAL LIABILITIES AND EQUITY	19,552,064.65
9999-99-000	TOTAL OF ALL	0.00

Property = lha cfe

Budget Comparison (with PTD)

Period = Jul 2025-Oct 2025

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	1,640.00	0.00	1,640.00	N/A	10,639.17	0.00	10,639.17	N/A
3499-00-000	GRANT INCOME	122,680.57	43,635.10	79,045.47	181.15	95,025.97	304,347.40	-209,321.43	-68.78
3500-99-000	CFP FUNDS	7,000.00	0.00	7,000.00	N/A	54,861.32	0.00	54,861.32	N/A
3699-00-000	OTHER INCOME	111,998.57	101,167.08	10,831.49	10.71	426,199.94	404,668.32	21,531.62	5.32
3999-00-000	TOTAL INCOME	243,319.14	144,802.18	98,516.96	68.04	586,726.40	709,015.72	-122,289.32	-17.25
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	96,335.37	127,466.34	31,130.97	24.42	354,012.12	509,865.36	155,853.24	30.57
4299-00-000	TENANT SERVICES EXPENSES	40,394.88	37,156.92	-3,237.96	-8.71	158,656.14	148,627.68	-10,028.46	-6.75
4399-00-000	UTILITY EXPENSES	2,720.48	2,190.16	-530.32	-24.21	8,073.66	8,760.64	686.98	7.84
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	-29,751.69	-34,789.26	-5,037.57	-14.48	-181,760.24	-139,157.04	42,603.20	30.62
4599-00-000	GENERAL EXPENSES	5,416.36	6,225.58	809.22	13.00	29,186.58	24,902.32	-4,284.26	-17.20
4699-00-000	GRANT EXPENSES	8,104.49	12,646.75	4,542.26	35.92	7,649.11	50,587.00	42,937.89	84.88
4899-00-000	FINANCING EXPENSES	620.94	600.00	-20.94	-3.49	2,477.28	2,400.00	-77.28	-3.22
4929-00-000	(PRE)DEVELOPMENT COSTS	0.00	0.00	0.00	N/A	51.25	0.00	-51.25	N/A
5999-00-000	NON-OPERATING ITEMS	5,130.81	5,131.00	0.19	0.00	20,523.24	20,524.00	0.76	0.00
8000-00-000	TOTAL EXPENSES	128,971.64	156,627.49	27,655.85	17.66	398,869.14	626,509.96	227,640.82	36.33
9000-00-000	NET INCOME	114,347.50	-11,825.31	126,172.81	1,066.97	187,857.26	82,505.76	105,351.50	127.69

Blake Street Towers (bst)

Budget Comparison (with PTD)

Period = Jul 2025-Oct 2025

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	27,233.00	27,119.60	113.40	0.42	108,576.53	108,478.40	98.13	0.09
3499-00-000	GRANT INCOME	29,177.33	29,117.00	60.33	0.21	132,459.45	236,591.00	-104,131.55	-44.01
3500-99-000	CFP FUNDS	0.00	7,962.92	-7,962.92	-100.00	0.00	31,851.68	-31,851.68	-100.00
3999-00-000	TOTAL INCOME	56,410.33	64,199.52	-7,789.19	-12.13	241,035.98	376,921.08	-135,885.10	-36.05
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	31,866.02	26,179.50	-5,686.52	-21.72	95,621.72	104,718.00	9,096.28	8.69
4299-00-000	TENANT SERVICES EXPENSES	2,519.59	751.33	-1,768.26	-235.35	16,164.10	3,005.32	-13,158.78	-437.85
4399-00-000	UTILITY EXPENSES	8,626.03	11,458.83	2,832.80	24.72	31,344.70	45,835.32	14,490.62	31.61
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	24,692.39	35,643.75	10,951.36	30.72	99,758.06	142,575.00	42,816.94	30.03
4599-00-000	GENERAL EXPENSES	18,951.12	5,592.83	-13,358.29	-238.85	57,206.72	22,371.32	-34,835.40	-155.71
4799-00-000	HOUSING ASSISTANCE PAYMENTS	509.00	811.00	302.00	37.24	1,458.00	3,244.00	1,786.00	55.06
4929-00-000	(PRE)DEVELOPMENT COSTS	0.00	0.00	0.00	N/A	1,752.50	0.00	-1,752.50	N/A
5999-00-000	NON-OPERATING ITEMS	4,899.83	4,900.00	0.17	0.00	19,599.32	19,600.00	0.68	0.00
8000-00-000	TOTAL EXPENSES	92,063.98	85,337.24	-6,726.74	-7.88	322,905.12	341,348.96	18,443.84	5.40
9000-00-000	NET INCOME	-35,653.65	-21,137.72	-14,515.93	-68.67	-81,869.14	35,572.12	-117,441.26	-330.15

Maple Knoll Apartments (mka)

Budget Comparison (with PTD)

Period = Jan 2025-Oct 2025

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	18,971.00	0.00	18,971.00	N/A	180,309.69	0.00	180,309.69	N/A
3699-00-000	OTHER INCOME	40,971.37	0.00	40,971.37	N/A	42,187.65	0.00	42,187.65	N/A
3999-00-000	TOTAL INCOME	59,942.37	0.00	59,942.37	N/A	222,497.34	0.00	222,497.34	N/A
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	20,828.49	0.00	-20,828.49	N/A	80,531.44	0.00	-80,531.44	N/A
4299-00-000	TENANT SERVICES EXPENSES	0.00	0.00	0.00	N/A	100.05	0.00	-100.05	N/A
4399-00-000	UTILITY EXPENSES	5,180.44	0.00	-5,180.44	N/A	58,356.71	0.00	-58,356.71	N/A
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	6,676.77	0.00	-6,676.77	N/A	39,743.47	0.00	-39,743.47	N/A
4599-00-000	GENERAL EXPENSES	12,050.39	0.00	-12,050.39	N/A	54,675.91	0.00	-54,675.91	N/A
8000-00-000	TOTAL EXPENSES	44,736.09	0.00	-44,736.09	N/A	233,407.58	0.00	-233,407.58	N/A
9000-00-000	NET INCOME	15,206.28	0.00	15,206.28	N/A	-10,910.24	0.00	-10,910.24	N/A

Amp 3 (.amp3)

Budget Comparison (with PTD)

Period = Jul 2025-Oct 2025

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	66,146.16	62,989.58	3,156.58	5.01	272,408.99	271,849.57	559.42	0.21
3499-00-000	GRANT INCOME	57,831.66	65,139.00	-7,307.34	-11.22	262,940.12	466,128.00	-203,187.88	-43.59
3500-99-000	CFP FUNDS	0.00	14,757.09	-14,757.09	-100.00	0.00	59,028.36	-59,028.36	-100.00
3699-00-000	OTHER INCOME	91.00	112.00	-21.00	-18.75	344.33	448.00	-103.67	-23.14
3999-00-000	TOTAL INCOME	124,068.82	142,997.67	-18,928.85	-13.24	535,693.44	797,453.93	-261,760.49	-32.82
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	65,154.25	46,823.39	-18,330.86	-39.15	210,567.81	187,293.56	-23,274.25	-12.43
4299-00-000	TENANT SERVICES EXPENSES	1,095.28	12,032.41	10,937.13	90.90	51,560.22	48,129.64	-3,430.58	-7.13
4399-00-000	UTILITY EXPENSES	43,972.30	45,929.45	1,957.15	4.26	147,117.12	183,717.80	36,600.68	19.92
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	47,869.62	73,962.21	26,092.59	35.28	261,868.62	295,860.84	33,992.22	11.49
4599-00-000	GENERAL EXPENSES	26,511.98	13,096.48	-13,415.50	-102.44	77,991.52	52,385.92	-25,605.60	-48.88
4799-00-000	HOUSING ASSISTANCE PAYMENTS	5,292.00	4,432.34	-859.66	-19.40	35,809.85	17,729.36	-18,080.49	-101.98
5999-00-000	NON-OPERATING ITEMS	17,971.43	17,971.08	-0.35	0.00	71,885.72	71,884.32	-1.40	0.00
8000-00-000	TOTAL EXPENSES	207,866.86	214,247.36	6,380.50	2.98	856,800.86	857,001.44	200.58	0.02
9000-00-000	NET INCOME	-83,798.04	-71,249.69	-12,548.35	-17.61	-321,107.42	-59,547.51	-261,559.91	-439.25

Property = bst mva .amp3

Budget Comparison (with PTD)

Period = Jul 2025-Oct 2025

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	149,120.17	147,706.51	1,413.66	0.96	601,310.06	610,717.29	-9,407.23	-1.54
3499-00-000	GRANT INCOME	122,444.65	129,358.00	-6,913.35	-5.34	556,201.02	1,031,361.00	-475,159.98	-46.07
3500-99-000	CFP FUNDS	0.00	34,458.59	-34,458.59	-100.00	0.00	137,834.36	-137,834.36	-100.00
3699-00-000	OTHER INCOME	91.00	112.00	-21.00	-18.75	594.33	448.00	146.33	32.66
3999-00-000	TOTAL INCOME	271,655.82	311,635.10	-39,979.28	-12.83	1,158,105.41	1,780,360.65	-622,255.24	-34.95
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	151,203.56	118,504.06	-32,699.50	-27.59	477,358.55	474,016.24	-3,342.31	-0.71
4299-00-000	TENANT SERVICES EXPENSES	4,461.11	13,970.24	9,509.13	68.07	72,165.53	55,880.96	-16,284.57	-29.14
4399-00-000	UTILITY EXPENSES	69,163.59	72,430.87	3,267.28	4.51	227,939.19	289,723.48	61,784.29	21.33
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	115,708.02	145,207.24	29,499.22	20.32	480,400.62	580,840.96	100,440.34	17.29
4599-00-000	GENERAL EXPENSES	60,177.00	29,361.81	-30,815.19	-104.95	178,433.46	117,447.24	-60,986.22	-51.93
4799-00-000	HOUSING ASSISTANCE PAYMENTS	5,801.00	5,665.09	-135.91	-2.40	37,267.85	22,660.36	-14,607.49	-64.46
4929-00-000	(PRE)DEVELOPMENT COSTS	0.00	0.00	0.00	N/A	6,252.50	0.00	-6,252.50	N/A
5999-00-000	NON-OPERATING ITEMS	36,039.45	36,039.08	-0.37	0.00	144,157.80	144,156.32	-1.48	0.00
8000-00-000	TOTAL EXPENSES	442,553.73	421,178.39	-21,375.34	-5.08	1,623,975.50	1,684,725.56	60,750.06	3.61
9000-00-000	NET INCOME	-170,897.91	-109,543.29	-61,354.62	-56.01	-465,870.09	95,635.09	-561,505.18	-587.13

Property = .voucher.pbvouch

Budget Comparison (with PTD)

Period = Jul 2025-Oct 2025

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	0.00	0.00	0.00	N/A	12,841.00	0.00	12,841.00	N/A
3499-00-000	GRANT INCOME	1,109,787.00	1,220,786.09	-110,999.09	-9.09	4,520,402.00	4,883,144.36	-362,742.36	-7.43
3999-00-000	TOTAL INCOME	1,109,787.00	1,220,786.09	-110,999.09	-9.09	4,533,243.00	4,883,144.36	-349,901.36	-7.17
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	96,485.49	92,630.95	-3,854.54	-4.16	354,830.69	370,523.80	15,693.11	4.24
4299-00-000	TENANT SERVICES EXPENSES	1,745.89	3,253.92	1,508.03	46.34	9,184.79	13,015.68	3,830.89	29.43
4399-00-000	UTILITY EXPENSES	3,309.64	1,035.66	-2,273.98	-219.57	4,148.34	4,142.64	-5.70	-0.14
4599-00-000	GENERAL EXPENSES	573.80	631.25	57.45	9.10	2,295.20	2,525.00	229.80	9.10
4799-00-000	HOUSING ASSISTANCE PAYMENTS	1,046,113.00	1,111,188.09	65,075.09	5.86	4,210,849.33	4,417,844.36	206,995.03	4.69
8000-00-000	TOTAL EXPENSES	1,148,227.82	1,208,739.87	60,512.05	5.01	4,581,308.35	4,808,051.48	226,743.13	4.72
9000-00-000	NET INCOME	-38,440.82	12,046.22	-50,487.04	-419.11	-48,065.35	75,092.88	-123,158.23	-164.01

Healy Terrace (hta)

Balance Sheet

Period = Oct 2025

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1119-00-000	CASH	308,274.63
1149-00-000	ACCOUNTS AND NOTES RECEIVABLE	17,228.63
1299-00-000	OTHER CURRENT ASSETS	20,917.64
1300-00-000	TOTAL CURRENT ASSETS	346,420.90
1400-00-000	NONCURRENT ASSETS	
1420-00-000	FIXED ASSETS	5,578,196.35
1439-00-000	OTHER ASSETS	65,636.36
1499-00-000	TOTAL NONCURRENT ASSETS	5,643,832.71
1999-00-000	TOTAL ASSETS	5,990,253.61
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2299-00-000	CURRENT LIABILITIES	335,511.84
2399-00-000	NONCURRENT LIABILITIES	707,477.00
2499-00-000	TOTAL LIABILITIES	1,042,988.84
2800-00-000	EQUITY	
2805-99-000	CONTRIBUTED CAPITAL	8,040,873.71
2809-99-000	RETAINED EARNINGS	-3,072,169.26
2810-99-000	OTHER EQUITY	-21,439.68
2899-00-000	TOTAL EQUITY	4,947,264.77
2999-00-000	TOTAL LIABILITIES AND EQUITY	5,990,253.61
9999-99-000	TOTAL OF ALL	0.00

Healy Terrace (hta)

Budget Comparison (with PTD)

Period = Jan 2025-Oct 2025

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	30,784.92	32,420.08	-1,635.16	-5.04	286,512.56	324,200.80	-37,688.24	-11.62
3699-00-000	OTHER INCOME	22,285.68	3,291.17	18,994.51	577.14	42,750.75	32,911.70	9,839.05	29.90
3999-00-000	TOTAL INCOME	53,070.60	35,711.25	17,359.35	48.61	329,263.31	357,112.50	-27,849.19	-7.80
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	8,030.22	8,498.06	467.84	5.51	130,236.81	84,980.60	-45,256.21	-53.25
4299-00-000	TENANT SERVICES EXPENSES	1,612.40	1,220.00	-392.40	-32.16	16,147.68	12,200.00	-3,947.68	-32.36
4399-00-000	UTILITY EXPENSES	4,957.18	6,556.42	1,599.24	24.39	55,027.52	65,564.20	10,536.68	16.07
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	13,184.33	7,466.66	-5,717.67	-76.58	88,384.16	74,666.60	-13,717.56	-18.37
4599-00-000	GENERAL EXPENSES	4,701.51	6,502.58	1,801.07	27.70	54,243.66	65,025.80	10,782.14	16.58
5999-00-000	NON-OPERATING ITEMS	18,457.66	16,452.80	-2,004.86	-12.19	184,576.60	164,528.00	-20,048.60	-12.19
8000-00-000	TOTAL EXPENSES	50,943.30	46,696.52	-4,246.78	-9.09	528,616.43	466,965.20	-61,651.23	-13.20
9000-00-000	NET INCOME	2,127.30	-10,985.27	13,112.57	119.36	-199,353.12	-109,852.70	-89,500.42	-81.47

Maple Knoll Apartments (mka)

Balance Sheet

Period = Oct 2025

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1119-00-000	CASH	247,566.03
1149-00-000	ACCOUNTS AND NOTES RECEIVABLE	12,132.29
1299-00-000	OTHER CURRENT ASSETS	20,412.74
1300-00-000	TOTAL CURRENT ASSETS	280,111.06
1400-00-000	NONCURRENT ASSETS	
1420-00-000	FIXED ASSETS	611,080.02
1439-00-000	OTHER ASSETS	18,209.00
1499-00-000	TOTAL NONCURRENT ASSETS	629,289.02
1999-00-000	TOTAL ASSETS	909,400.08
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2299-00-000	CURRENT LIABILITIES	212,504.78
2399-00-000	NONCURRENT LIABILITIES	859,654.24
2499-00-000	TOTAL LIABILITIES	1,072,159.02
2800-00-000	EQUITY	
2809-99-000	RETAINED EARNINGS	11,960.83
2810-99-000	OTHER EQUITY	-174,719.77
2899-00-000	TOTAL EQUITY	-162,758.94
2999-00-000	TOTAL LIABILITIES AND EQUITY	909,400.08
9999-99-000	TOTAL OF ALL	0.00

Meadowview Apartments (mva)

Budget Comparison (with PTD)

Period = Jul 2025-Oct 2025

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	55,741.01	57,597.33	-1,856.32	-3.22	220,324.54	230,389.32	-10,064.78	-4.37
3499-00-000	GRANT INCOME	35,435.66	35,102.00	333.66	0.95	160,801.45	328,642.00	-167,840.55	-51.07
3500-99-000	CFP FUNDS	0.00	11,738.58	-11,738.58	-100.00	0.00	46,954.32	-46,954.32	-100.00
3699-00-000	OTHER INCOME	0.00	0.00	0.00	N/A	250.00	0.00	250.00	N/A
3999-00-000	TOTAL INCOME	91,176.67	104,437.91	-13,261.24	-12.70	381,375.99	605,985.64	-224,609.65	-37.07
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	54,183.29	45,501.17	-8,682.12	-19.08	171,169.02	182,004.68	10,835.66	5.95
4299-00-000	TENANT SERVICES EXPENSES	846.24	1,186.50	340.26	28.68	4,441.21	4,746.00	304.79	6.42
4399-00-000	UTILITY EXPENSES	16,565.26	15,042.59	-1,522.67	-10.12	49,477.37	60,170.36	10,692.99	17.77
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	43,146.01	35,601.28	-7,544.73	-21.19	118,773.94	142,405.12	23,631.18	16.59
4599-00-000	GENERAL EXPENSES	14,713.90	10,672.50	-4,041.40	-37.87	43,235.22	42,690.00	-545.22	-1.28
4799-00-000	HOUSING ASSISTANCE PAYMENTS	0.00	421.75	421.75	100.00	0.00	1,687.00	1,687.00	100.00
4929-00-000	(PRE)DEVELOPMENT COSTS	0.00	0.00	0.00	N/A	4,500.00	0.00	-4,500.00	N/A
5999-00-000	NON-OPERATING ITEMS	13,168.19	13,168.00	-0.19	0.00	52,672.76	52,672.00	-0.76	0.00
8000-00-000	TOTAL EXPENSES	142,622.89	121,593.79	-21,029.10	-17.29	444,269.52	486,375.16	42,105.64	8.66
9000-00-000	NET INCOME	-51,446.22	-17,155.88	-34,290.34	-199.88	-62,893.53	119,610.48	-182,504.01	-152.58

B Street Condo (bsc)

Budget Comparison (with PTD)

Period = Jul 2025-Oct 2025

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3199-00-000	TENANT INCOME	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
3699-00-000	OTHER INCOME	0.00	9,873.06	-9,873.06	-100.00	118,476.74	39,492.24	78,984.50	200.00
3999-00-000	TOTAL INCOME	0.00	9,873.06	-9,873.06	-100.00	118,476.74	39,492.24	78,984.50	200.00
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	1,039.60	3,488.99	2,449.39	70.20	4,549.73	13,955.96	9,406.23	67.40
4399-00-000	UTILITY EXPENSES	6,001.39	6,573.25	571.86	8.70	24,380.49	26,293.00	1,912.51	7.27
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	2,099.17	4,295.99	2,196.82	51.14	20,621.84	17,183.96	-3,437.88	-20.01
4599-00-000	GENERAL EXPENSES	773.83	744.33	-29.50	-3.96	3,095.33	2,977.32	-118.01	-3.96
4929-00-000	(PRE)DEVELOPMENT COSTS	0.00	0.00	0.00	N/A	8,500.00	0.00	-8,500.00	N/A
5999-00-000	NON-OPERATING ITEMS	273.26	273.00	-0.26	-0.10	1,093.04	1,092.00	-1.04	-0.10
8000-00-000	TOTAL EXPENSES	10,187.25	15,375.56	5,188.31	33.74	62,240.43	61,502.24	-738.19	-1.20
9000-00-000	NET INCOME	-10,187.25	-5,502.50	-4,684.75	-85.14	56,236.31	-22,010.00	78,246.31	355.50

(.all)

Check Register

For Period = Oct 2025

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-21275	678	10/2025	10/1/2025		hva		10.00	86342	
K-21276	678	10/2025	10/1/2025		hva		10.00	86343	
K-21277	678	10/2025	10/1/2025		hva		29.00	86344	
K-21278	678	10/2025	10/1/2025		hva		10.00	86345	
K-21279	678	10/2025	10/1/2025		hva		10.00	86346	
K-21280	678	10/2025	10/1/2025		hva		20.00	86347	
K-21281	678	10/2025	10/1/2025		hva		10.00	86348	
K-21282	678	10/2025	10/1/2025		hva		29.00	86349	
K-21283	678	10/2025	10/1/2025		hva		10.00	86350	
K-21284	678	10/2025	10/1/2025		hva		29.00	86351	
K-21285	678	10/2025	10/1/2025		hva		10.00	86352	
K-21286	678	10/2025	10/1/2025		hva		10.00	86353	
K-21287	678	10/2025	10/1/2025		hva		29.00	86354	
K-21288	678	10/2025	10/1/2025		hva		10.00	86355	
K-21289	678	10/2025	10/1/2025		hva		30.00	86356	
K-21290	678	10/2025	10/1/2025		ash		62.00	86357	
K-21291	678	10/2025	10/1/2025		sws		66.00	86358	
K-21292	678	10/2025	10/1/2025		hva		10.00	86359	
K-21293	678	10/2025	10/1/2025		hva		10.00	86360	
K-21294	678	10/2025	10/1/2025		hva		10.00	86361	
K-21295	678	10/2025	10/1/2025		hva		10.00	86362	
K-21296	678	10/2025	10/1/2025		hva		66.00	86363	
K-21522	681	10/2025	10/7/2025		prk		401.00	86366	
K-21523	681	10/2025	10/7/2025		bst		330.50	86367	
K-21524	681	10/2025	10/7/2025	Lewiston Housing Authority (v0000001)	lha		6.91	86368	
K-21525	681	10/2025	10/7/2025	WB Mason Company Inc (v0000044)	lha		200.01	86369	
K-21526	681	10/2025	10/7/2025	CSU Producer Resources Inc (v0000068)	lha		2,855.16	86370	
K-21527	681	10/2025	10/7/2025	Rentgrow Inc (v0000081)	bst		18.00	86371	
					hcv		9.00	86371	
					hva		81.00	86371	
					mva		36.00	86371	
					raa		18.00	86371	
K-21528	681	10/2025	10/7/2025	DP Flores Inc (v0000089)	lha		285.95	86372	
K-21529	681	10/2025	10/7/2025	Maine State Housing Authority (v0000162)	lha		18,046.67	86373	
K-21530	681	10/2025	10/7/2025	Jennifer Boardman (v0000229)	lha		1,530.00	86374	
K-21531	681	10/2025	10/7/2025	Voyager Networks of New England, Inc (v0000230)	lha		820.00	86375	
K-21532	681	10/2025	10/7/2025	Terradyn Consultants, LLC (v0000271)	bsc		3,355.71	86376	
K-21533	681	10/2025	10/7/2025	Gotta Go Plumbing, LLC (v0000273)	mva		250.00	86377	
K-21534	681	10/2025	10/7/2025	Ace Detective & Security Agency, Inc. (v0000274)	bst		6,794.00	86378	
					hva		3,108.00	86378	
K-21535	681	10/2025	10/7/2025	Aire Serv of Lewiston (v0002022)	bst		1,223.12	86379	
K-21536	681	10/2025	10/7/2025	All Outdoor Services (v0002024)	hva		498.00	86380	
					oak		1,565.00	86380	
K-21537	681	10/2025	10/7/2025	BDO (v0002047)	lha		7,747.50	86381	

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Check Register

For Period = Oct 2025

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-21538	681	10/2025	10/7/2025	Budget Document Technology (v0002061)	lha		395.00	86382	
K-21539	681	10/2025	10/7/2025	Carahsoft Technology Corp (v0002070)	hcv		2,940.69	86383	
K-21540	681	10/2025	10/7/2025	Casella Recycling (v0002073)	bst		155.00	86384	
					hva		210.00	86384	
					lha		305.00	86384	
K-21541	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	wip		32.00	86385	
K-21542	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	wip		33.22	86386	
K-21543	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	mva		11.04	86387	
K-21544	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	mva		11.44	86388	
K-21545	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	mva		9.66	86389	
K-21546	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	bst		32.37	86390	
K-21547	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	bst		31.95	86391	
K-21548	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	bst		51.33	86392	
K-21549	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	lha		186.19	86393	
K-21550	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	bst		54.93	86394	
K-21551	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	bst		82.56	86395	
K-21552	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	bst		116.44	86396	
K-21553	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	bst		37.68	86397	
K-21554	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	bst		122.71	86398	
K-21555	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	bst		32.16	86399	
K-21556	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	bst		166.45	86400	
K-21557	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	lha		377.07	86401	
K-21558	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	ash		171.73	86402	
K-21559	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	bst		80.88	86403	
K-21560	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	bst		32.16	86404	
K-21561	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	bst		32.69	86405	
K-21562	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	prk		32.16	86406	
K-21563	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	prk		33.12	86407	
K-21564	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	prk		33.86	86408	
K-21565	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	prk		31.95	86409	
K-21566	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	prk		29.19	86410	
K-21567	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	prk		32.27	86411	
K-21568	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	prk		32.69	86412	
K-21569	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	prk		31.63	86413	
K-21570	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	prk		42.81	86414	
K-21571	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	prk		30.55	86415	
K-21572	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	hva		32.90	86416	
K-21573	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	mva		32.59	86417	
K-21574	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	prk		66.49	86418	
K-21575	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	prk		23.72	86419	
K-21576	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	mva		32.48	86420	
K-21577	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	lpa		29.51	86421	
K-21578	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	bsc		662.59	86422	
K-21579	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	bsc		1,515.73	86423	

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K-21580	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	bsc		1,689.65	86424	
K-21581	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	bst		16.56	86425	
K-21582	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	bst		2.07	86426	
K-21583	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	bst		33.81	86427	
K-21584	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	hva		100.93	86428	
K-21585	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	hva		113.09	86429	
K-21586	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	htn		33.75	86430	
K-21587	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	hva		57.08	86431	
K-21588	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	hva		32.59	86432	
K-21589	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	hva		32.90	86433	
K-21590	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	hva		209.08	86434	
K-21591	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	hva		26.56	86435	
K-21592	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	hva		51.33	86436	
K-21593	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	hva		33.97	86437	
K-21594	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	hva		91.84	86438	
K-21595	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	hva		93.52	86439	
K-21596	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	hva		121.74	86440	
K-21597	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	hva		147.10	86441	
K-21598	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	hva		102.13	86442	
K-21599	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	hva		191.35	86443	
K-21600	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	sws		43.05	86444	
K-21601	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	sws		34.28	86445	
K-21602	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	sws		33.12	86446	
K-21603	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	shs		34.98	86447	
K-21604	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	shs		33.28	86448	
K-21605	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	hva		94.00	86449	
K-21606	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	hva		84.43	86450	
K-21607	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	hva		115.04	86451	
K-21608	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	hva		72.71	86452	
K-21609	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	hva		78.69	86453	
K-21610	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	hva		99.26	86454	
K-21611	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	hva		77.73	86455	
K-21612	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	hva		492.33	86456	
K-21613	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	hva		94.24	86457	
K-21614	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	htn		35.63	86458	
K-21615	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	hva		34.18	86459	
K-21616	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	lpa		29.51	86460	
K-21617	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	mva		620.55	86461	
K-21618	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	shs		33.54	86462	
K-21619	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	mva		23.75	86463	
K-21620	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	wip		54.79	86464	
K-21621	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	mva		13.82	86465	
K-21622	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	lpa		29.19	86466	
K-21623	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	lpa		31.84	86467	

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K-21624	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	lpa		33.22	86468	
K-21625	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	lpa		37.62	86469	
K-21626	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	lpa		29.19	86470	
K-21627	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	lpa		30.78	86471	
K-21628	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	lpa		33.54	86472	
K-21629	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	lpa		33.65	86473	
K-21630	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	lpa		29.51	86474	
K-21631	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	lpa		30.04	86475	
K-21632	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	lpa		32.59	86476	
K-21633	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	lpa		33.86	86477	
K-21634	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	lpa		33.54	86478	
K-21635	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	lpa		33.65	86479	
K-21636	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	lpa		76.78	86480	
K-21637	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	lpa		53.58	86481	
K-21638	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	lpa		31.21	86482	
K-21639	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	lpa		31.52	86483	
K-21640	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	lpa		29.19	86484	
K-21641	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	lpa		29.61	86485	
K-21642	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	lpa		32.59	86486	
K-21643	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	raa		69.12	86487	
K-21644	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	raa		155.47	86488	
K-21645	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	raa		53.10	86489	
K-21646	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	raa		97.11	86490	
K-21647	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	lpa		70.76	86491	
K-21648	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	lpa		29.92	86492	
K-21649	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	lpa		27.74	86493	
K-21650	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	lpa		32.27	86494	
K-21651	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	lpa		29.40	86495	
K-21652	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	hva		78.23	86496	
K-21653	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	lpa		101.18	86497	
K-21654	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	raa		172.93	86498	
K-21655	681	10/2025	10/7/2025	Central Maine Power Company (v0002074)	mva		27.21	86499	
K-21656	681	10/2025	10/7/2025	Competitive Energy (v0002084)	bsc		20.08	86500	
					bst		107.52	86500	
					college		17.64	86500	
					hva		34.08	86500	
					lha		14.59	86500	
					mva		34.10	86500	
K-21657	681	10/2025	10/7/2025	Consolidated Communications (v0002086)	bst		188.73	86501	
					hva		188.73	86501	
					lha		188.74	86501	
					mva		188.74	86501	
K-21658	681	10/2025	10/7/2025	CWS Architects (v0002096)	bst		1,752.50	86502	
K-21659	681	10/2025	10/7/2025	Daves Appliance Inc. (v0002102)	mva		1,489.97	86503	

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K-21660	681	10/2025	10/7/2025	FP Mailing Solutions (v0002138)	lha		170.91	86504	
K-21661	681	10/2025	10/7/2025	Haven Connect, Inc. (v0002161)	hva		1.15	86505	
K-21662	681	10/2025	10/7/2025	HD Supply (v0002162)	hva		246.69	86506	
K-21663	681	10/2025	10/7/2025	The Iserv Company LLC (v0002174)	bst		738.38	86507	
					hva		1,749.70	86507	
					lha		4,961.68	86507	
					mva		723.38	86507	
					raa		321.00	86507	
K-21664	681	10/2025	10/7/2025	J.C. Ehrlich (v0002176)	ash		68.60	86508	
					bst		949.74	86508	
					htn		19.54	86508	
					hva		922.13	86508	
					lpa		294.28	86508	
					mva		1,491.06	86508	
					oak		9.79	86508	
					prk		137.28	86508	
					raa		2,049.97	86508	
					sab		8.97	86508	
					shs		19.54	86508	
					sws		29.38	86508	
					wip		39.22	86508	
K-21665	681	10/2025	10/7/2025	Language Line Services (v0002191)	hva		456.76	86509	
					lha		1,137.88	86509	
					sws		24.04	86509	
K-21666	681	10/2025	10/7/2025	Lanit (v0002192)	lha		35.00	86510	
K-21667	681	10/2025	10/7/2025	Littlefield Solar LLC (v0002202)	bsc		202.60	86511	
					bst		2,405.46	86511	
					college		461.82	86511	
					hva		799.85	86511	
					lha		389.42	86511	
					mva		918.54	86511	
K-21668	681	10/2025	10/7/2025	Maine Auto Service (v0002207)	lha		1,849.85	86512	
K-21669	681	10/2025	10/7/2025	Market Vision Partners Inc (v0002222)	hva		2,900.00	86513	
K-21670	681	10/2025	10/7/2025	MEMIC (v0002227)	lha		1,226.67	86514	
K-21671	681	10/2025	10/7/2025	Minuteman Security Technologies (v000223)	bst		1,552.00	86515	
K-21672	681	10/2025	10/7/2025	Nadeaus Towing and Recovery (v0002243)	lha		250.00	86516	
K-21673	681	10/2025	10/7/2025	Northeast Electrical (v0002260)	bsc		68.48	86517	
					bst		139.32	86517	
					hva		679.18	86517	
K-21674	681	10/2025	10/7/2025	OTS Leasing (v0002269)	bst		122.50	86518	
					lha		642.86	86518	
					mva		219.03	86518	
					raa		151.05	86518	
K-21675	681	10/2025	10/7/2025	Pine Tree Waste (v0002282)	bst		588.00	86519	

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					hva		2,305.86	86519	
					lha		369.43	86519	
					lpa		230.49	86519	
					mva		681.88	86519	
					raa		379.06	86519	
K-21676	681	10/2025	10/7/2025	Roses Commercial Cleaning, LLC (v0002302)	bsc		1,442.00	86520	
K-21677	681	10/2025	10/7/2025	Selco (v0002310)	lpa		27.94	86521	
K-21678	681	10/2025	10/7/2025	SOS Drywall and Painting, LLC (v0002322)	hva		1,195.00	86522	
					mva		1,150.00	86522	
K-21679	681	10/2025	10/7/2025	Sprague Operating Resources LLC Lockbox (	ash		102.22	86523	
					bsc		588.26	86523	
					bst		354.88	86523	
					college		23.38	86523	
					htn		4.13	86523	
					hva		1,810.49	86523	
					lha		14.07	86523	
					lpa		219.41	86523	
					mva		817.66	86523	
					prk		161.62	86523	
					raa		284.57	86523	
					wip		70.73	86523	
K-21680	681	10/2025	10/7/2025	SRL Architects (v0002328)	bsc		8,500.00	86524	
K-21681	681	10/2025	10/7/2025	St. Marys Health System (v0002329)	lha		206.00	86525	
K-21682	681	10/2025	10/7/2025	Stanley Elevator Co Inc (v0002330)	bst		8,308.90	86526	
K-21683	681	10/2025	10/7/2025	City Of Lewiston (v0002338)	htn		9.00	86527	
					hva		285.00	86527	
					lha		17.00	86527	
					mva		28.00	86527	
					sws		17.00	86527	
K-21684	681	10/2025	10/7/2025	City Of Lewiston (v0002338)	lha		2,652.00	86528	
K-21685	681	10/2025	10/7/2025	The Home Depot Pro (v0002342)	bst		2,395.61	86529	
					hva		2,896.34	86529	
					lha		497.76	86529	
					mva		59.82	86529	
K-21686	681	10/2025	10/7/2025	Trafton & Matzen (v0002355)	bst		585.57	86530	
					hva		2,008.25	86530	
					lha		168.80	86530	
					lpa		270.00	86530	
					mva		670.89	86530	
K-21687	681	10/2025	10/7/2025	Tribles USA, Inc. (v0002357)	hva		569.03	86531	
K-21688	681	10/2025	10/7/2025	Tribles USA, Inc. (v0002357)	mva		160.15	86532	
K-21689	681	10/2025	10/7/2025	Tribles USA, Inc. (v0002357)	bst		95.80	86533	
K-21690	681	10/2025	10/7/2025	Tribles USA, Inc. (v0002357)	hva		591.81	86534	
K-21691	681	10/2025	10/7/2025	Tribles USA, Inc. (v0002357)	hva		738.57	86535	

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K-21692	681	10/2025	10/7/2025	Unifirst Corporation (v0002361)	bsc		222.34	86536	
					bst		676.23	86536	
					hva		808.51	86536	
					lha		125.10	86536	
					mva		547.54	86536	
K-21693	681	10/2025	10/7/2025	Unitil (v0002366)	ash		152.50	86537	
					bsc		615.35	86537	
					bst		464.50	86537	
					college		97.97	86537	
					htn		83.68	86537	
					hva		2,550.17	86537	
					lha		183.42	86537	
					lpa		759.68	86537	
					mva		1,892.47	86537	
					oak		33.87	86537	
					prk		356.68	86537	
					raa		608.05	86537	
					sab		52.72	86537	
					shs		80.39	86537	
					sws		80.39	86537	
					wip		131.80	86537	
K-21694	681	10/2025	10/7/2025	Verizon Connect Fleet USA LLC (v0002372)	hcv		137.00	86538	
					hva		27.94	86538	
					lha		27.08	86538	
					mva		21.80	86538	
K-21695	681	10/2025	10/7/2025	Verizon Wireless (v0002373)	ash		9.40	86539	
					bst		130.28	86539	
					hcv		73.55	86539	
					htn		2.69	86539	
					hva		126.25	86539	
					lha		194.17	86539	
					lpa		17.46	86539	
					mva		204.15	86539	
					oak		1.34	86539	
					prk		13.43	86539	
					raa		40.29	86539	
					sab		1.34	86539	
					shs		2.69	86539	
					sws		4.03	86539	
					wip		5.37	86539	
K-21775		10/2025	10/7/2025	Lewiston Housing Authority (v0000001)	lha		-6.91	86368	Wrong vendor; void and reissue
K-21776	682	10/2025	10/10/2025		hcv		2,645.00	86540	
K-21810	684	10/2025	10/16/2025		prk		473.00	86541	
K-21811	684	10/2025	10/16/2025	Jennifer Boardman (v0000229)	lha		2,230.00	86542	

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K-21812	684	10/2025	10/16/2025	Cenergy Power (v0000307)	lha		1,648.52	86543	
K-21813	684	10/2025	10/16/2025	AFSCME Council 93 (v0002020)	lha		520.65	86544	
K-21814	684	10/2025	10/16/2025	Central Maine Power Company (v0002074)	mva		49.18	86545	
K-21815	684	10/2025	10/16/2025	Central Maine Power Company (v0002074)	mva		52.86	86546	
K-21816	684	10/2025	10/16/2025	Central Maine Power Company (v0002074)	bst		22.87	86547	
K-21817	684	10/2025	10/16/2025	Central Maine Power Company (v0002074)	mva		76.53	86548	
K-21818	684	10/2025	10/16/2025	Central Maine Power Company (v0002074)	mva		106.67	86549	
K-21819	684	10/2025	10/16/2025	Central Maine Power Company (v0002074)	mva		76.78	86550	
K-21820	684	10/2025	10/16/2025	Central Maine Power Company (v0002074)	mva		99.02	86551	
K-21821	684	10/2025	10/16/2025	Central Maine Power Company (v0002074)	mva		104.28	86552	
K-21822	684	10/2025	10/16/2025	Central Maine Power Company (v0002074)	mva		169.11	86553	
K-21823	684	10/2025	10/16/2025	Central Maine Power Company (v0002074)	mva		120.07	86554	
K-21824	684	10/2025	10/16/2025	Central Maine Power Company (v0002074)	mva		31.52	86555	
K-21825	684	10/2025	10/16/2025	Central Maine Power Company (v0002074)	mva		34.28	86556	
K-21826	684	10/2025	10/16/2025	Central Maine Power Company (v0002074)	mva		32.80	86557	
K-21827	684	10/2025	10/16/2025	Central Maine Power Company (v0002074)	mva		58.05	86558	
K-21828	684	10/2025	10/16/2025	Central Maine Power Company (v0002074)	mva		72.23	86559	
K-21829	684	10/2025	10/16/2025	Central Maine Power Company (v0002074)	mva		96.15	86560	
K-21830	684	10/2025	10/16/2025	Central Maine Power Company (v0002074)	mva		141.60	86561	
K-21831	684	10/2025	10/16/2025	Central Maine Power Company (v0002074)	mva		84.91	86562	
K-21832	684	10/2025	10/16/2025	Central Maine Power Company (v0002074)	mva		96.87	86563	
K-21833	684	10/2025	10/16/2025	Central Maine Power Company (v0002074)	mva		60.93	86564	
K-21834	684	10/2025	10/16/2025	Central Maine Power Company (v0002074)	bst		25.42	86565	
K-21835	684	10/2025	10/16/2025	Central Maine Power Company (v0002074)	mva		23.57	86566	
K-21836	684	10/2025	10/16/2025	Central Maine Power Company (v0002074)	mva		177.47	86567	
K-21837	684	10/2025	10/16/2025	Haven Connect, Inc. (v0002161)	ash		0.40	86568	
					bst		28.90	86568	
					htn		0.12	86568	
					lpa		1.71	86568	
					mva		9.40	86568	
					oak		0.07	86568	
					prk		0.80	86568	
					sab		0.07	86568	
					shs		0.17	86568	
					sws		0.17	86568	
					wip		0.23	86568	
K-21838	684	10/2025	10/16/2025	Home Depot Credit Services (v0002164)	lha		118.90	86569	
K-21839	684	10/2025	10/16/2025	The Iserv Company LLC (v0002174)	lha		769.40	86570	
K-21840	684	10/2025	10/16/2025	J.C. Ehrlich (v0002176)	lha		50.00	86571	
					sws		186.00	86571	
K-21841	684	10/2025	10/16/2025	Roses Commercial Cleaning, LLC (v0002302)	bsc		1,442.00	86572	
K-21842	684	10/2025	10/16/2025	St. Marys Health System (v0002329)	lha		206.00	86573	
K-21843	684	10/2025	10/16/2025	Stanley Elevator Co Inc (v0002330)	bst		864.90	86574	
K-21844	684	10/2025	10/16/2025	The Home Depot Pro (v0002342)	hva		565.36	86575	

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					raa		719.73	86575	
K-21845	684	10/2025	10/16/2025	Verizon Connect Fleet USA LLC (v0002372)	hcv		137.00	86576	
					hva		27.94	86576	
					lha		27.08	86576	
					mva		21.80	86576	
K-21846	684	10/2025	10/16/2025	Yardi Systems Inc (v0002385)	ash		2.80	86577	
					bsc		10.10	86577	
					bst		54.10	86577	
					choice		0.60	86577	
					college		1.20	86577	
					hcv		4.50	86577	
					htn		3.00	86577	
					hva		82.80	86577	
					lha		56.70	86577	
					lpa		23.00	86577	
					mva		81.00	86577	
					oak		2.80	86577	
					prk		10.10	86577	
					raa		24.50	86577	
					sab		1.70	86577	
					shs		3.00	86577	
					sws		3.60	86577	
					wip		5.00	86577	
K-21927	686	10/2025	10/23/2025	Blake & Pine LP (v0001113)	hcv		801.00	86578	
K-21928	686	10/2025	10/23/2025	L.P. Poirier & Son Inc. (v0002187)	mva		7,000.00	86579	
K-21974	687	10/2025	10/24/2025	Becky Cobb (v0002051)	lha		1,285.00	86580	
K-21975	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi	hva		264.00	86581	
K-21976	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi	lha		264.00	86582	
K-21977	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi	mva		1,165.86	86583	
K-21978	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi	bst		11,821.66	86584	
K-21979	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi	mva		1,288.99	86585	
K-21980	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi	raa		1,355.07	86586	
K-21981	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi	raa		1,372.66	86587	
K-21982	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi	shs		139.23	86588	
K-21983	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi	mva		1,501.16	86589	
K-21984	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi	htn		156.34	86590	
K-21985	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi	sab		160.71	86591	
K-21986	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi	raa		1,680.47	86592	
K-21987	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi	raa		1,961.90	86593	
K-21988	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi	oak		208.44	86594	
K-21989	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi	lpa		2,469.27	86595	
K-21990	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi	prk		280.50	86596	
K-21991	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi	lha		303.67	86597	
K-21992	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi	mva		3,370.26	86598	

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K-21993	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi raa			3,644.13	86599	
K-21994	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi prk			422.40	86600	
K-21995	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi wip			446.81	86601	
K-21996	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi mva			525.52	86602	
K-21997	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi mva			538.09	86603	
K-21998	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi lpa			580.48	86604	
K-21999	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi lpa			593.78	86605	
K-22000	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi mva			598.03	86606	
K-22001	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi college			605.39	86607	
K-22002	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi lpa			612.59	86608	
K-22003	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi lpa			623.62	86609	
K-22004	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi mva			634.30	86610	
K-22005	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi mva			661.49	86611	
K-22006	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi mva			724.94	86612	
K-22007	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi prk			804.44	86613	
K-22008	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi mva			842.78	86614	
K-22009	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi ash			897.56	86615	
K-22010	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi mva			915.30	86616	
K-22011	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi mva			915.30	86617	
K-22012	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi mva			942.49	86618	
K-22013	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi mva			978.74	86619	
K-22014	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi mva			978.74	86620	
K-22015	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi hva			2,583.47	86621	
K-22016	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi bst			264.00	86622	
K-22017	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi college			264.00	86623	
K-22018	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi bsc			264.00	86624	
K-22019	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi prk			264.00	86625	
K-22020	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi ash			264.00	86626	
K-22021	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi mva			353.00	86627	
K-22022	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi hva			1,201.04	86628	
K-22023	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi hva			1,617.01	86629	
K-22024	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi hva			1,662.88	86630	
K-22025	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi hva			1,816.66	86631	
K-22026	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi hva			1,891.54	86632	
K-22027	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi hva			2,005.87	86633	
K-22028	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi hva			2,111.40	86634	
K-22029	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi hva			2,137.78	86635	
K-22030	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi hva			2,445.59	86636	
K-22031	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi hva			2,515.94	86637	
K-22032	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi hva			2,585.46	86638	
K-22033	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi hva			2,630.28	86639	
K-22034	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi hva			3,360.22	86640	
K-22035	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi hva			3,553.70	86641	
K-22036	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi hva			5,035.53	86642	

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K-22037	687	10/2025	10/24/2025	City of Lewiston - Utility Services Division (vi	bsc		957.99	86643	
K-22038	687	10/2025	10/24/2025	Lawnguard Lawncare, Inc. (v0002196)	ash		132.62	86644	
					bsc		132.62	86644	
					bst		663.10	86644	
					htn		132.62	86644	
					hva		1,705.12	86644	
					lpa		663.10	86644	
					mva		928.34	86644	
					oak		132.62	86644	
					prk		170.51	86644	
					raa		1,042.02	86644	
					sab		132.62	86644	
					shs		132.62	86644	
					sws		132.62	86644	
					wip		132.62	86644	
K-22109	693	10/2025	10/30/2025		mva		138.97	86645	
K-22110	693	10/2025	10/30/2025	Maine Municipal Employees Health Trust (MI lha			68,675.40	86646	
K-22111	693	10/2025	10/30/2025	Marc Pellerin (v0000053)	lha		218.12	86647	
K-22112	693	10/2025	10/30/2025	Voyager Networks of New England, Inc (v00	lha		421.25	86648	
K-22113	693	10/2025	10/30/2025	Central Maine Power Company (v0002074)	wip		33.21	86649	
K-22114	693	10/2025	10/30/2025	Central Maine Power Company (v0002074)	lha		86.02	86650	
K-22115	693	10/2025	10/30/2025	Central Maine Power Company (v0002074)	ash		159.04	86651	
K-22116	693	10/2025	10/30/2025	Central Maine Power Company (v0002074)	bst		64.91	86652	
K-22117	693	10/2025	10/30/2025	Central Maine Power Company (v0002074)	bst		96.62	86653	
K-22118	693	10/2025	10/30/2025	Central Maine Power Company (v0002074)	bst		32.21	86654	
K-22119	693	10/2025	10/30/2025	Central Maine Power Company (v0002074)	bst		32.03	86655	
K-22120	693	10/2025	10/30/2025	Central Maine Power Company (v0002074)	bst		87.09	86656	
K-22121	693	10/2025	10/30/2025	Central Maine Power Company (v0002074)	bst		32.21	86657	
K-22122	693	10/2025	10/30/2025	Central Maine Power Company (v0002074)	bst		112.68	86658	
K-22123	693	10/2025	10/30/2025	Central Maine Power Company (v0002074)	lha		311.05	86659	
K-22124	693	10/2025	10/30/2025	Central Maine Power Company (v0002074)	mva		18.30	86660	
K-22125	693	10/2025	10/30/2025	Central Maine Power Company (v0002074)	prk		31.92	86661	
K-22126	693	10/2025	10/30/2025	Central Maine Power Company (v0002074)	prk		31.81	86662	
K-22127	693	10/2025	10/30/2025	Central Maine Power Company (v0002074)	prk		29.66	86663	
K-22128	693	10/2025	10/30/2025	Central Maine Power Company (v0002074)	prk		31.70	86664	
K-22129	693	10/2025	10/30/2025	Central Maine Power Company (v0002074)	prk		36.83	86665	
K-22130	693	10/2025	10/30/2025	Central Maine Power Company (v0002074)	prk		41.70	86666	
K-22131	693	10/2025	10/30/2025	Central Maine Power Company (v0002074)	prk		45.20	86667	
K-22132	693	10/2025	10/30/2025	Central Maine Power Company (v0002074)	prk		45.09	86668	
K-22133	693	10/2025	10/30/2025	Central Maine Power Company (v0002074)	prk		31.71	86669	
K-22134	693	10/2025	10/30/2025	Central Maine Power Company (v0002074)	prk		33.20	86670	
K-22135	693	10/2025	10/30/2025	Central Maine Power Company (v0002074)	prk		32.88	86671	
K-22136	693	10/2025	10/30/2025	Central Maine Power Company (v0002074)	prk		36.69	86672	
K-22137	693	10/2025	10/30/2025	Central Maine Power Company (v0002074)	prk		30.93	86673	

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K-22138	693	10/2025	10/30/2025	Central Maine Power Company (v0002074)	prk		58.14	86674	
K-22139	693	10/2025	10/30/2025	Central Maine Power Company (v0002074)	mva		20.61	86675	
K-22140	693	10/2025	10/30/2025	Central Maine Power Company (v0002074)	hva		32.99	86676	
K-22141	693	10/2025	10/30/2025	Central Maine Power Company (v0002074)	prk		28.27	86677	
K-22142	693	10/2025	10/30/2025	Central Maine Power Company (v0002074)	lpa		29.68	86678	
K-22143	693	10/2025	10/30/2025	Central Maine Power Company (v0002074)	lpa		32.16	86679	
K-22144	693	10/2025	10/30/2025	Housing Authority Risk Retention Group (HA	raa		5,000.00	86680	
K-22145	693	10/2025	10/30/2025	MEMIC (v0002227)	lha		899.00	86681	
K-22146	693	10/2025	10/30/2025	Mission Square Retirement (v0002233)	lha		250.00	86682	
K-22147	693	10/2025	10/30/2025	City Of Lewiston (v0002338)	bst		67.00	86683	
					hva		215.00	86683	
					lha		36.00	86683	
					mva		113.00	86683	
					wip		30.00	86683	
K-22148	693	10/2025	10/30/2025	City Of Lewiston (v0002338)	bst		74.12	86684	
					ehv		11.46	86684	
					hcv		961.31	86684	
					hva		143.66	86684	
					lha		13.76	86684	
					mod2		6.88	86684	
					mod5		93.23	86684	
					msv		106.22	86684	
					mva		116.15	86684	
K-22149	693	10/2025	10/30/2025	City Of Lewiston (v0002338)	bst		67.16	86685	
					ehv		10.38	86685	
					hcv		870.93	86685	
					hva		130.16	86685	
					lha		12.46	86685	
					mod2		6.23	86685	
					mod5		84.46	86685	
					msv		96.23	86685	
					mva		105.24	86685	
K-22150	693	10/2025	10/30/2025	The Home Depot Pro (v0002342)	bst		761.87	86686	
					hva		1,042.45	86686	
					mva		192.87	86686	
K-22151	693	10/2025	10/30/2025	Unitil (v0002366)	ash		163.77	86687	
					bsc		639.08	86687	
					bst		499.50	86687	
					college		99.62	86687	
					htn		83.68	86687	
					hva		2,836.57	86687	
					lha		179.52	86687	
					lpa		340.68	86687	
					mva		1,979.36	86687	

(.all)
Check Register
For Period = Oct 2025

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
					oak		33.87	86687	
					prk		341.13	86687	
					raa		616.92	86687	
					sab		76.93	86687	
					shs		80.94	86687	
					sws		80.94	86687	
					wip		140.26	86687	
K-22152	693	10/2025	10/30/2025	Verizon Wireless (v0002373)	ash		14.52	86688	
					bst		189.84	86688	
					hcv		74.56	86688	
					htn		5.01	86688	
					hva		183.87	86688	
					lha		196.76	86688	
					lpa		26.07	86688	
					mva		296.63	86688	
					oak		2.93	86688	
					prk		20.28	86688	
					raa		58.99	86688	
					sab		2.93	86688	
					shs		4.84	86688	
					sws		6.78	86688	
					wip		8.70	86688	
K-22153	693	10/2025	10/30/2025	Yardi Systems Inc (v0002385)	ash		18.00	86689	
					bst		198.00	86689	
					ehv		6.00	86689	
					hcv		60.00	86689	
					htn		12.00	86689	
					hva		216.00	86689	
					lha		336.00	86689	
					lpa		12.00	86689	
					mod5		6.00	86689	
					msv		6.00	86689	
					mva		168.00	86689	
					prk		6.00	86689	
					raa		60.00	86689	
					shs		6.00	86689	
Total							370,450.03		

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General Ledger
Period = Jan 2024-Oct 2025
Book = Accrual
Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1280-05-000				PID - Choice Wedgewood					0.00 = Beginning Balance =	
choice	CHOICE	3/1/2024	03-2024	Record ACH Avesta Wedgewood	J-1575		1,018,956.61	0.00	1,018,956.61	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	3/29/2024	03-2024	Record ACH Avesta Wedgewood	J-1577		1,377,178.15	0.00	2,396,134.76	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	4/26/2024	04-2024	Record ACH Avesta Wedgewood	J-1579		1,168,775.54	0.00	3,564,910.30	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	5/31/2024	05-2024	Record ACH Avesta Wedgewood	J-1581		984,531.84	0.00	4,549,442.14	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	6/28/2024	06-2024	Record ACH Avesta Wedgewood	J-1584		1,201,974.52	0.00	5,751,416.66	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	6/30/2024	06-2024	To clear PID Wedgewood - per client, this is	J-5632		0.00	5,751,416.66	0.00	To clear PID Wedgewood - per client, this is not a note, all will funds transferred for advances incurred
choice	CHOICE	8/1/2024	08-2024	Record ACH Avesta Wedgewood	J-1586		476,805.33	0.00	476,805.33	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	9/30/2024	09-2024	Record ACH Avesta Wedgewood	J-11778		99,937.00	0.00	576,742.33	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	9/30/2024	09-2024	Record ACH Avesta Wedgewood	J-11781		18,000.00	0.00	594,742.33	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	10/3/2024	10-2024	Camden - Outgoing ACH	J-4513		150,000.29	0.00	744,742.62	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	10/31/2024	10-2024	Record ACH Avesta Wedgewood	J-4575		66,787.14	0.00	811,529.76	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	12/3/2024	12-2024	Camden - Outgoing ACH	J-5766		0.00	59,997.14	751,532.62	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	12/3/2024	12-2024	Reverse - posted backwards. MR	J-6918	:Reversal of .	59,997.14	0.00	811,529.76	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	12/3/2024	12-2024	Camden - Outgoing ACH	J-6920		59,997.14	0.00	871,526.90	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	12/31/2024	12-2024	Camden - Outgoing ACH	J-5767		0.00	61,656.09	809,870.81	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	12/31/2024	12-2024	Reverse - posted backwards. MR	J-6919	:Reversal of .	61,656.09	0.00	871,526.90	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	12/31/2024	12-2024	Camden - Outgoing ACH	J-6921		61,656.09	0.00	933,182.99	CHOICE - ACH Avesta Wedgewood
choice	CHOICE	2/6/2025	02-2025	Camden - Outgoing ACH	J-7227		0.00	67,072.13	866,110.86	ACH - Avesta Choice Wedgewood
choice	CHOICE	2/6/2025	02-2025	Reverse - posted backwards MR	J-7889	:Reversal of .	67,072.13	0.00	933,182.99	ACH - Avesta Choice Wedgewood
choice	CHOICE	2/6/2025	02-2025	Camden - Outgoing ACH	J-7892		67,072.13	0.00	1,000,255.12	ACH - Avesta Choice Wedgewood
choice	CHOICE	2/28/2025	02-2025	Camden - Outgoing ACH	J-7228		0.00	183,570.16	816,684.96	ACH - Avesta Choice Wedgewood
choice	CHOICE	2/28/2025	02-2025	Reverse - posted backwards MR	J-7890	:Reversal of .	183,570.16	0.00	1,000,255.12	ACH - Avesta Choice Wedgewood
choice	CHOICE	2/28/2025	02-2025	Camden - Outgoing ACH	J-7891		183,570.16	0.00	1,183,825.28	ACH - Avesta Choice Wedgewood
choice	CHOICE	3/28/2025	03-2025	Camden - Outgoing ACH	J-7963		73,747.61	0.00	1,257,572.89	ACH - Avesta Choice Wedgewood
choice	CHOICE	4/29/2025	04-2025	Camden - Outgoing ACH	J-9074		168,735.56	0.00	1,426,308.45	ACH - Avesta Choice Wedgewood
choice	CHOICE	5/29/2025	05-2025	Camden - Outgoing ACH	J-10229		85,697.22	0.00	1,512,005.67	ACH - Avesta Choice Wedgewood
choice	CHOICE	6/27/2025	06-2025	Camden - Outgoing ACH	J-10945		101,131.16	0.00	1,613,136.83	ACH - Avesta Choice Wedgewood
choice	CHOICE	7/31/2025	07-2025	Camden - Outgoing ACH	J-11956		101,562.68	0.00	1,714,699.51	ACH - Avesta Choice Wedgewood
choice	CHOICE	8/29/2025	08-2025	Camden - Outgoing ACH	J-13825		138,067.21	0.00	1,852,766.72	ACH - Avesta Choice Wedgewood
Net Change=1,852,766.72							7,976,478.90	6,123,712.18	1,852,766.72 = Ending Balance =	
1280-06-000				PID - Choice Dewitt					0.00 = Beginning Balance =	
choice	CHOICE	4/7/2025	04-2025	Camden - Outgoing ACH	J-9073		506,592.98	0.00	506,592.98	ACH - Avesta Choice Dewitt
choice	CHOICE	5/19/2025	05-2025	Camden - Outgoing ACH	J-10228		418,434.44	0.00	925,027.42	ACH - Avesta Choice Dewitt
laahdc	Lewiston Auburn Area D	5/21/2025	05-2025	Curtis Thaxter Client Escrow Account (v0000 P-37046		LAAHDC 052	100.00	0.00	925,127.42	\$100 DEPOSIT DUE FOR CLOSING
choice	CHOICE	6/27/2025	06-2025	Camden - Outgoing ACH	J-10944		303,705.97	0.00	1,228,833.39	ACH - Avesta Choice Dewitt
choice	CHOICE	7/1/2025	07-2025	Camden - Outgoing ACH	J-11955		421,683.17	0.00	1,650,516.56	ACH - Avesta Choice Dewitt
choice	CHOICE	7/31/2025	07-2025	Camden - Outgoing ACH	J-11957		358,903.42	0.00	2,009,419.98	ACH - Avesta Choice Dewitt
choice	CHOICE	7/31/2025	07-2025	Camden - Outgoing ACH	J-11958		186,707.94	0.00	2,196,127.92	ACH - Avesta Choice Dewitt (supplemental)
choice	CHOICE	8/29/2025	08-2025	Camden - Outgoing ACH	J-13824		799,735.14	0.00	2,995,863.06	ACH - Avesta Choice Dewitt
choice	CHOICE	9/30/2025	09-2025	Camden - Outgoing ACH	J-14791		222,337.32	0.00	3,218,200.38	ACH - Avesta Choice Dewitt

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General Ledger

Period = Jan 2024-Oct 2025

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
laahdc	Lewiston Auburn Area D	9/8/2025	09-2025	Owen Haskell, Inc. (v0002271)	P-47266	2023-214.3	4,500.00	0.00	3,222,700.38	Job#:2023-214 L-A -- ALTA/NSPS Land Title Survey for 860 Urban Street in Lewiston, Maine
choice	CHOICE	10/2/2025	10-2025	Camden - Outgoing ACH	J-16082		420,399.89	0.00	3,643,100.27	ACH - Avesta Choice Dewitt
choice	CHOICE	10/28/2025	10-2025	Camden - Outgoing ACH	J-16083		1,153,986.26	0.00	4,797,086.53	ACH - Avesta Choice Dewitt
				Net Change=	4,797,086.53			0.00	4,797,086.53	= Ending Balance =

1280-09-000			PID - Martel School I				0.00 = Beginning Balance =			
laahdc	Lewiston Auburn Area D	7/30/2024	07-2024	Reclass to PID 07.2024	J-3810		551.66	0.00	551.66	Compliance Monitoring Martel School Demo
laahdc	Lewiston Auburn Area D	7/30/2024	07-2024	Reclass to PID 07.2024	J-3810		2,000.00	0.00	2,551.66	Martel Phase II Pre App Fee
lha	Lewiston Housing Autho	7/30/2024	07-2024	Reclass to PID 07.2024	J-3811		700.00	0.00	3,251.66	Martel Phase 2 Dev Rev App
laahdc	Lewiston Auburn Area D	7/9/2024	08-2024	Acorn Engineering Inc (v0000147)	P-16465	2204	3,230.00	0.00	6,481.66	Lha martel school redevelopment
laahdc	Lewiston Auburn Area D	7/9/2024	08-2024	Acorn Engineering Inc (v0000147)	P-16465	2204	2,655.00	0.00	9,136.66	Lha schematic design
laahdc	Lewiston Auburn Area D	7/9/2024	08-2024	Acorn Engineering Inc (v0000147)	P-16465	2204	2,640.00	0.00	11,776.66	Professional services
laahdc	Lewiston Auburn Area D	8/7/2024	08-2024	Lawnguard Lawncare, Inc. (v0002196)	P-14554	53508	180.00	0.00	11,956.66	Clean up 6/8/24
laahdc	Lewiston Auburn Area D	8/7/2024	08-2024	Lawnguard Lawncare, Inc. (v0002196)	P-14554	53508	600.00	0.00	12,556.66	Clean up 7/18/24
laahdc	Lewiston Auburn Area D	8/23/2024	08-2024	St Laurent & Son (v0000137)	P-14371	LAHDC Mar	178,500.00	0.00	191,056.66	Demo Abatement for Martel
laahdc	Lewiston Auburn Area D	8/27/2024	08-2024	Kleinfelder Construction Services Inc (v000016345)	7788		212.95	0.00	191,269.61	138455
laahdc	Lewiston Auburn Area D	8/9/2024	08-2024	2114 unapplied allocations	J-1669		0.00	178,500.00	12,769.61	Martel School Development - City of Lewiston
lha	Lewiston Housing Autho	8/15/2024	08-2024	St Laurent & Son (v-137) Correct GL P-1419	J-1571	LAHDC Mar	619,876.00	0.00	632,645.61	Martel Demo (GL 1280-10 > 1280-09)
laahdc	Lewiston Auburn Area D	6/17/2024	09-2024	Haley Ward (v0002155)	P-18465	202414838	2,000.00	0.00	634,645.61	Project 10708.005 Martel -- 2024 phase Iesa udate
laahdc	Lewiston Auburn Area D	9/9/2024	09-2024	Acorn Engineering Inc (v0000147)	P-18464	2444	220.00	0.00	634,865.61	1244 - LHA Design Development -Martel School phase 2 -- PROFESSIONAL SERVICES - Design Engineer II
laahdc	Lewiston Auburn Area D	9/9/2024	09-2024	Acorn Engineering Inc (v0000147)	P-18464	2444	555.00	0.00	635,420.61	1244 - LHA Design Development -Martel School phase 2 -- Principal
laahdc	Lewiston Auburn Area D	9/9/2024	09-2024	Acorn Engineering Inc (v0000147)	P-18464	2444	1,653.75	0.00	637,074.36	1244 - LHA Design Development -Martel School phase 2 -- Project Landscape Architect
laahdc	Lewiston Auburn Area D	9/9/2024	09-2024	Acorn Engineering Inc (v0000147)	P-18464	2444	340.00	0.00	637,414.36	1244 - LHA Design Development -Martel School phase 2 -- Project Manager
laahdc	Lewiston Auburn Area D	9/9/2024	09-2024	Acorn Engineering Inc (v0000147)	P-18464	2444	791.41	0.00	638,205.77	1244 - LHA Design Development -Martel School phase 2 -- 8/10/2024 Am-At-lar Service Booklets and Plans for Site Plan
laahdc	Lewiston Auburn Area D	9/9/2024	09-2024	Acorn Engineering Inc (v0000147)	P-18464	2444	54.27	0.00	638,260.04	1244 - LHA Design Development -Martel School phase 2 -- 8/17/2024 Crain Rumace Milane Reimbursement
laahdc	Lewiston Auburn Area D	9/11/2024	09-2024	MaineHousing (MSHA) (v0002218)	P-16449	LAHDC Mar	1,000.00	0.00	639,260.04	App fee - Martel
laahdc	Lewiston Auburn Area D	9/11/2024	09-2024	MaineHousing (MSHA) (v0002218)	P-16449	LAHDC Mar	2,500.00	0.00	641,760.04	LIHTC App Fee - Martel
laahdc	Lewiston Auburn Area D	9/25/2024	09-2024	Owen Haskell, Inc. (v0002271)	P-18731	2023-214.2	400.00	0.00	642,160.04	Job#:2023-214 L-A -- Deed description for 860
lha	Lewiston Housing Autho	9/30/2024	09-2024	Reclass to PID 09.2024	J-3815		29,986.30	0.00	672,146.34	Martel Closing Legal Fees
laahdc	Lewiston Auburn Area D	10/7/2024	10-2024	Acorn Engineering Inc (v0000147)	P-20946	2586	110.00	0.00	672,256.34	Design Engineer 1.00
laahdc	Lewiston Auburn Area D	10/7/2024	10-2024	Acorn Engineering Inc (v0000147)	P-20946	2586	911.25	0.00	673,167.59	Project Landscape Architect
laahdc	Lewiston Auburn Area D	10/7/2024	10-2024	Acorn Engineering Inc (v0000147)	P-20946	2586	382.50	0.00	673,550.09	Project Manager
laahdc	Lewiston Auburn Area D	10/7/2024	10-2024	Acorn Engineering Inc (v0000147)	P-20946	2586	55.00	0.00	673,605.09	Design Engineer 0.50
laahdc	Lewiston Auburn Area D	10/7/2024	10-2024	Acorn Engineering Inc (v0000147)	P-20946	2586	127.50	0.00	673,732.59	Project Manager 0.750
laahdc	Lewiston Auburn Area D	10/31/2024	10-2024	Platz Associates (v0002284)	P-21049	LAHDC 103	1,960.00	0.00	675,692.59	File 202428 Martel Phase II -- 8/1/2024 Daniel C. Moreno
laahdc	Lewiston Auburn Area D	10/31/2024	10-2024	Platz Associates (v0002284)	P-21049	LAHDC 103	2,380.00	0.00	678,072.59	File 202428 Martel Phase II -- 9/1/2024 Daniel C. Moreno
laahdc	Lewiston Auburn Area D	10/31/2024	10-2024	Platz Associates (v0002284)	P-21049	LAHDC 103	217.00	0.00	678,289.59	File 202428 Martel Phase II -- Reimbursables - 5 of fee
lha	Lewiston Housing Autho	10/17/2024	10-2024	Lawnguard Lawncare, Inc. (v0002196)	P-20947	53622	360.00	0.00	678,649.59	Clean Up Clean Up - Martel School
laahdc	Lewiston Auburn Area D	8/9/2024	11-2024	Acorn Engineering Inc (v0000147)	P-23249	2328	1,836.25	0.00	680,485.84	1244-LHA Schematic Design-Martel Redevelopment-Phase 2 Professional services
laahdc	Lewiston Auburn Area D	8/9/2024	11-2024	Acorn Engineering Inc (v0000147)	P-23249	2328	17,314.99	0.00	697,800.83	1244-LHA Schematic Design-Martel Redevelopment-Phase 2 Lha design development
laahdc	Lewiston Auburn Area D	8/9/2024	11-2024	Acorn Engineering Inc (v0000147)	P-23249	2328	1,684.42	0.00	699,485.25	1244-LHA Schematic Design-Martel Redevelopment-Phase 2 Lha local permitting
laahdc	Lewiston Auburn Area D	8/9/2024	11-2024	Acorn Engineering Inc (v0000147)	P-23249	2328	2,450.00	0.00	701,935.25	1244-LHA Schematic Design-Martel Redevelopment-Phase 2 Lha local permitting

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Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
laahdc	Lewiston Auburn Area D	8/9/2024	11-2024	Acorn Engineering Inc (v0000147)	P-23249	2328	3,780.00	0.00	705,715.25	1244-LHA Schematic Design-Martel Redevelopment-Phase 2
laahdc	Lewiston Auburn Area D	8/9/2024	11-2024	Acorn Engineering Inc (v0000147)	P-23249	2328	0.01	0.00	705,715.26	1244-LHA Schematic Design-Martel Redevelopment-Phase 2
laahdc	Lewiston Auburn Area D	1/5/2024	12-2024	Curtis Thaxter LLC (v0002094)	P-23951	147853	566.55	0.00	706,281.81	DIFFERENCE BETWEEN DO AND INVOICE
laahdc	Lewiston Auburn Area D	4/8/2024	12-2024	Curtis Thaxter LLC (v0002094)	P-23956	148656	3,748.50	0.00	710,030.31	Client 49691-00303 - 10% discount applied
laahdc	Lewiston Auburn Area D	5/2/2024	12-2024	Curtis Thaxter LLC (v0002094)	P-23952	148868	1,210.50	0.00	711,240.81	Client 49691-00303 - 10% discount applied
laahdc	Lewiston Auburn Area D	6/7/2024	12-2024	Curtis Thaxter LLC (v0002094)	P-23953	149152	273.60	0.00	711,514.41	Client 49691-00303 - 10% discount applied
laahdc	Lewiston Auburn Area D	7/8/2024	12-2024	Curtis Thaxter LLC (v0002094)	P-23957	149502	9,873.00	0.00	721,387.41	Client 49691-00303 - 10% discount applied
laahdc	Lewiston Auburn Area D	9/9/2024	12-2024	Acorn Engineering Inc (v0000147)	P-25730	2444.1	4,077.90	0.00	725,465.31	1244 - LHA Design Development -Martel School phase 2 --
laahdc	Lewiston Auburn Area D	12/31/2024	12-2024	Recognize revenue for City of Lewiston Cont J-6335			178,500.00	0.00	903,965.31	PROFESSIONAL SERVICES - Design Engineer II
laahdc	Lewiston Auburn Area D	10/28/2024	01-2025	Summit Geoengineering Services, Inc (v000(P-29180		24181-1	3,000.00	0.00	906,965.31	Reclass City of Lewiston contribution for Martel School
laahdc	Lewiston Auburn Area D	10/28/2024	01-2025	Summit Geoengineering Services, Inc (v000(P-29180		24181-1	3,500.00	0.00	910,465.31	Martel -- Subsurface Explorations Equipment
laahdc	Lewiston Auburn Area D	10/28/2024	01-2025	Summit Geoengineering Services, Inc (v000(P-29180		24181-1	2,000.00	0.00	912,465.31	Martel -- Testing Analysis Report
laahdc	Lewiston Auburn Area D	10/28/2024	01-2025	Summit Geoengineering Services, Inc (v000(P-29180		24181-1	600.00	0.00	913,065.31	Martel -- Coordination Layout Logging
laahdc	Lewiston Auburn Area D	12/31/2024	01-2025	Platz Associates (v0002284)	P-27401	LAHDC PLA	45,000.00	0.00	913,065.31	Martel -- Utility Subcontractor
laahdc	Lewiston Auburn Area D	1/17/2025	01-2025	Maine State Housing Authority (v0000162)	P-26377	Martel 01172	5,800.00	0.00	958,065.31	File 202319 Martel
laahdc	Lewiston Auburn Area D	2/28/2025	02-2025	RC Acorn Engineering to PID - Martel	J-7692		5,307.50	0.00	963,865.31	MaineLand Appraisal Consultants for Martel
laahdc	Lewiston Auburn Area D	2/28/2025	02-2025	RC MSHA 4% LIHTC to PID	J-7693		2,000.00	0.00	969,172.81	RC Acorn Engineering Inv #2914 01.13.25 to PID
laahdc	Lewiston Auburn Area D	2/6/2025	03-2025	Acorn Engineering Inc (v0000147)	P-31982	3084	277.50	0.00	971,172.81	RC MH Martel Phase II 4% LIHTC
laahdc	Lewiston Auburn Area D	2/6/2025	03-2025	Acorn Engineering Inc (v0000147)	P-31982	3084	300.00	0.00	971,450.31	Project manager
laahdc	Lewiston Auburn Area D	2/6/2025	03-2025	Acorn Engineering Inc (v0000147)	P-31982	3084	1,788.75	0.00	971,750.31	Design engineer
laahdc	Lewiston Auburn Area D	2/6/2025	03-2025	Acorn Engineering Inc (v0000147)	P-31982	3084	412.50	0.00	973,539.06	Project landscape architect
laahdc	Lewiston Auburn Area D	3/10/2025	03-2025	Acorn Engineering Inc (v0000147)	P-32002	3187	750.00	0.00	973,951.56	Project landscape architect
laahdc	Lewiston Auburn Area D	3/10/2025	03-2025	Acorn Engineering Inc (v0000147)	P-32002	3187	323.75	0.00	974,701.56	project landscape architetc
laahdc	Lewiston Auburn Area D	4/1/2025	04-2025	MaineHousing (MSHA) (v0002218)	P-33950	LAHDC 040	2,500.00	0.00	975,025.31	Senior project manager
laahdc	Lewiston Auburn Area D	4/1/2025	04-2025	MaineHousing (MSHA) (v0002218)	P-33950	LAHDC 040	1,000.00	0.00	977,525.31	App Fee
laahdc	Lewiston Auburn Area D	4/11/2025	05-2025	Curtis Thaxter LLC (v0002094)	P-36767	152650	759.50	0.00	978,525.31	LIHTC Fee
laahdc	Lewiston Auburn Area D	3/20/2025	06-2025	Platz Associates (v0002284)	P-39431	202319-01	25,000.00	0.00	979,284.81	Lewiston Development GP LLC Martel School Apartments
laahdc	Lewiston Auburn Area D	3/20/2025	06-2025	Platz Associates (v0002284)	P-39431	202319-01	25,475.00	0.00	1,004,284.81	Phase II ID check availability of name email to/from M
laahdc	Lewiston Auburn Area D	3/20/2025	06-2025	Platz Associates (v0002284)	P-39431	202319-01	25,000.00	0.00	1,029,759.81	Construction Documents
laahdc	Lewiston Auburn Area D	4/7/2025	06-2025	Acorn Engineering Inc (v0000147)	P-39432	3274	8,316.25	0.00	1,054,759.81	Schematic Design
laahdc	Lewiston Auburn Area D	4/21/2025	06-2025	Platz Associates (v0002284)	P-39437	202319-02	15,541.50	0.00	1,063,076.06	Martel -- 1244-LHA Design Development & Architecture
laahdc	Lewiston Auburn Area D	4/21/2025	06-2025	Platz Associates (v0002284)	P-39437	202319-02	35,000.00	0.00	1,078,617.56	services
laahdc	Lewiston Auburn Area D	4/21/2025	06-2025	Platz Associates (v0002284)	P-39437	202319-02	20,000.00	0.00	1,078,617.56	Remits building code surcharge
laahdc	Lewiston Auburn Area D	5/8/2025	06-2025	Acorn Engineering Inc (v0000147)	P-39439	3398	13,873.75	0.00	1,113,617.56	Construction documents
laahdc	Lewiston Auburn Area D	6/30/2025	06-2025	AP Accrual - 06.2025 :Reversed by J-11040	J-11039		21,215.25	0.00	1,133,617.56	Design development
laahdc	Lewiston Auburn Area D	7/1/2025	07-2025	:Reversal of J-11039	J-11040	:Reversal of	0.00	21,215.25	1,147,491.31	Martel
laahdc	Lewiston Auburn Area D	8/8/2025	08-2025	Evernorth (v0000212)	P-46504	20258-1	4,463.01	0.00	1,168,706.56	Accrue Platz Associates #784-2941 9.30.2024
laahdc	Lewiston Auburn Area D	7/7/2025	09-2025	Acorn Engineering Inc (v0000147)	P-47259	3688	2,967.50	0.00	1,147,491.31	Accrue Platz Associates #784-2941 9.30.2024
laahdc	Lewiston Auburn Area D	8/12/2025	09-2025	Acorn Engineering Inc (v0000147)	P-47263	3957	490.00	0.00	1,151,954.32	2024-0028 -- Martel Interest Payment
laahdc	Lewiston Auburn Area D	8/12/2025	09-2025	Acorn Engineering Inc (v0000147)	P-47263	3957	285.00	0.00	1,154,921.82	Phase 1 CD Correspondence with the architect for scheduling
laahdc	Lewiston Auburn Area D	8/12/2025	09-2025	Acorn Engineering Inc (v0000147)	P-47263	3957	145.50	0.00	1,155,411.82	Project Engineer I
laahdc	Lewiston Auburn Area D	8/12/2025	09-2025	Acorn Engineering Inc (v0000147)	P-47263	3957	285.00	0.00	1,155,696.82	Senior Project Manager
laahdc	Lewiston Auburn Area D	9/1/2025	09-2025	Horvath Development LLC (v0000291)	P-47265	LHA202508	2,512.60	0.00	1,155,839.32	Acorn - Indirect Labor
laahdc	Lewiston Auburn Area D	9/1/2025	09-2025	Horvath Development LLC (v0000291)	P-47265	LHA202508	2,512.60	0.00	1,158,351.92	Martel Phase 1 -- 8/1/25-8/31/25

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General Ledger
Period = Jan 2024-Oct 2025
Book = Accrual
Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
laahdc	Lewiston Auburn Area D	9/15/2025	09-2025	Acorn Engineering Inc (v0000147)	P-47268	4118	2,431.25	0.00	1,160,783.17	Martel out of scope
Net Change=1,160,783.17							1,360,498.42	199,715.25	1,160,783.17	= Ending Balance =
1280-09-002				PID - Martel School II				0.00 = Beginning Balance =		
laahdc	Lewiston Auburn Area D	4/21/2025	06-2025	Platz Associates (v0002284)	P-39436	202428-01	300.00	0.00	300.00	ACCT 202428 -- Bill mclaughlin
laahdc	Lewiston Auburn Area D	4/21/2025	06-2025	Platz Associates (v0002284)	P-39436	202428-01	700.00	0.00	1,000.00	ACCT 202428 -- Daniel moreno
laahdc	Lewiston Auburn Area D	4/21/2025	06-2025	Platz Associates (v0002284)	P-39436	202428-01	1,827.50	0.00	2,827.50	ACCT 202428 -- Morgan
laahdc	Lewiston Auburn Area D	4/21/2025	06-2025	Platz Associates (v0002284)	P-39436	202428-01	141.37	0.00	2,968.87	ACCT 202428 -- reimbursables
laahdc	Lewiston Auburn Area D	5/6/2025	06-2025	Curtis Thaxter LLC (v0002094)	P-39441	152857	66.00	0.00	3,034.87	ACCT 49691 -- Service rendered
laahdc	Lewiston Auburn Area D	6/9/2025	06-2025	Curtis Thaxter LLC (v0002094)	P-39167	153112	513.00	0.00	3,547.87	Invoice 153112 Martel School Phase II Services rendered through 05/31/2025
laahdc	Lewiston Auburn Area D	6/30/2025	06-2025	AP Accrual - 06.2025 :Reversed by J-11040	J-11039		1,275.75	0.00	4,823.62	Accrue Platz Associates #202428-02 6.17.25
laahdc	Lewiston Auburn Area D	7/1/2025	07-2025	:Reversal of J-11039	J-11040	:Reversal of	0.00	1,275.75	3,547.87	Accrue Platz Associates #202428-02 6.17.25
laahdc	Lewiston Auburn Area D	6/17/2025	09-2025	Platz Associates (v0002284)	P-47258	202428-02	42.50	0.00	3,590.37	Martel -- Paige Morgan
laahdc	Lewiston Auburn Area D	6/17/2025	09-2025	Platz Associates (v0002284)	P-47258	202428-02	60.75	0.00	3,651.12	Martel -- 5 Reimbursables
laahdc	Lewiston Auburn Area D	6/17/2025	09-2025	Platz Associates (v0002284)	P-47258	202428-02	490.00	0.00	4,141.12	Martel -- Daniel Moreno
laahdc	Lewiston Auburn Area D	6/17/2025	09-2025	Platz Associates (v0002284)	P-47258	202428-02	300.00	0.00	4,441.12	Martel -- Bill McLaughlin
laahdc	Lewiston Auburn Area D	6/17/2025	09-2025	Platz Associates (v0002284)	P-47258	202428-02	382.50	0.00	4,823.62	Martel -- Brogan McCormick
laahdc	Lewiston Auburn Area D	7/21/2025	09-2025	Platz Associates (v0002284)	P-47261	202428-03	45.50	0.00	4,869.12	Project 202428 -- Martel -- 5 reimbursables
laahdc	Lewiston Auburn Area D	7/21/2025	09-2025	Platz Associates (v0002284)	P-47261	202428-03	910.00	0.00	5,779.12	Project 202428 -- Martel -- daniel moreno
Net Change=5,779.12							7,054.87	1,275.75	5,779.12	= Ending Balance =
1280-10-000				DNU PID - Martel School				0.00 = Beginning Balance =		
lha	Lewiston Housing Autho	8/15/2024	08-2024	St Laurent & Son (v0000137)	P-14197	LAAHDC Mar	619,876.00	0.00	619,876.00	Martel Demo
lha	Lewiston Housing Autho	8/15/2024	08-2024	St Laurent & Son (v-137) Correct GL P-1419	J-1571	LAAHDC Mar	0.00	619,876.00	0.00	Martel Demo (GL 1280-10 > 1280-09)
Net Change=0.00							619,876.00	619,876.00	0.00	= Ending Balance =
1280-11-000				PID - Ramada				0.00 = Beginning Balance =		
laahdc	Lewiston Auburn Area D	7/30/2024	07-2024	Reclass to PID 07.2024	J-3810		2,000.00	0.00	2,000.00	Ramada Pre-App Fee
laahdc	Lewiston Auburn Area D	8/8/2024	08-2024	Cushman & Wakefield Of Massachusetts, Inc	P-16457	24-27001-90	5,450.00	0.00	7,450.00	24-27001-900950 Ramada appraisal report
laahdc	Lewiston Auburn Area D	9/9/2024	09-2024	Curtis Thaxter LLC (v0002094)	P-18475	150629	2,230.00	0.00	9,680.00	Professional services rendered - Consult On Option. Consult On Option Arrangements Begin Work On Same Review Of
laahdc	Lewiston Auburn Area D	9/11/2024	09-2024	MaineHousing (MSHA) (v0002218)	P-16451	LAAHDC Rarr	1,000.00	0.00	10,680.00	Ramada App Fee
laahdc	Lewiston Auburn Area D	9/11/2024	09-2024	MaineHousing (MSHA) (v0002218)	P-16451	LAAHDC Rarr	2,500.00	0.00	13,180.00	Ramada LIHTC App Fee
laahdc	Lewiston Auburn Area D	10/10/2024	09-2024	Emerald Hospitality LLC (v0000166)	P-18729	LAAHDC RAM	10,000.00	0.00	23,180.00	Acquisition Escrow - Ramada
laahdc	Lewiston Auburn Area D	9/30/2024	01-2025	Platz Associates (v0002284)	P-26442	LAAHDC 093	26,598.25	0.00	49,778.25	File 202422 Ramada-Professional services 09/30/2024
laahdc	Lewiston Auburn Area D	2/28/2025	02-2025	RC MSHA 4% LIHTC to PID	J-7693		2,000.00	0.00	51,778.25	RC MH Ramada 4% LIHTC
laahdc	Lewiston Auburn Area D	4/1/2025	04-2025	MaineHousing (MSHA) (v0002218)	P-33952	LAAHDC 040	2,500.00	0.00	54,278.25	App Fee - Arbor Village-Ramada
laahdc	Lewiston Auburn Area D	4/1/2025	04-2025	MaineHousing (MSHA) (v0002218)	P-33952	LAAHDC 040	1,000.00	0.00	55,278.25	LIHTC Fee - Arbor Village - Ramada
laahdc	Lewiston Auburn Area D	4/11/2025	06-2025	Curtis Thaxter LLC (v0002094)	P-39433	152647	6,402.98	0.00	61,681.23	RAMADA
laahdc	Lewiston Auburn Area D	5/6/2025	06-2025	Curtis Thaxter LLC (v0002094)	P-39442	152854	30.00	0.00	61,711.23	ACCT 49691 -- Ramada -- Corporate document retrieval
laahdc	Lewiston Auburn Area D	5/6/2025	06-2025	Curtis Thaxter LLC (v0002094)	P-39442	152854	3.00	0.00	61,714.23	ACCT 49691 -- Ramada -- Filing/recording fees
laahdc	Lewiston Auburn Area D	9/15/2025	09-2025	Emerald Hospitality	R-29238	00001024	0.00	10,000.00	51,714.23	:CHECKscan Payment - Emerald Hospitality (Ramada Dep Refund)
Net Change=51,714.23							61,714.23	10,000.00	51,714.23	= Ending Balance =

(.all)
General Ledger
Period = Jan 2024-Oct 2025
Book = Accrual
Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1280-12-000				PID - Soleil I				0.00 = Beginning Balance =		
lha	Lewiston Housing Autho	7/30/2024	07-2024	Reclass to PID 07.2024	J-3811		2,000.00	0.00	2,000.00	Soleil Apts Phase 2 Pre App Fee
lha	Lewiston Housing Autho	7/30/2024	07-2024	Reclass to PID 07.2024	J-3811		2,000.00	0.00	4,000.00	Soleil Apts Phase 1 Pre App Fee
lha	Lewiston Housing Autho	8/30/2024	08-2024	Reclass To PID 08.2024	J-3812		2,000.00	0.00	6,000.00	Supplemental Services Kaplan Thompson Architects
lha	Lewiston Housing Autho	8/30/2024	08-2024	Reclass To PID 08.2024	J-3812		5,559.37	0.00	11,559.37	Terradyn Consult Kaplan Thompson Architect
laahdc	Lewiston Auburn Area D	9/11/2024	09-2024	MaineHousing (MSHA) (v0002218)	P-16450	LAAHDC Sole	2,500.00	0.00	14,059.37	Soleil Apts Phase 1 LIHTC App Fee
laahdc	Lewiston Auburn Area D	9/11/2024	09-2024	MaineHousing (MSHA) (v0002218)	P-16450	LAAHDC Sole	1,000.00	0.00	15,059.37	Soleil Apts Phase 1 App Fee
laahdc	Lewiston Auburn Area D	6/12/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28954	20240607-LI	16,261.26	0.00	31,320.63	Kaplan Thompson Architects
laahdc	Lewiston Auburn Area D	8/2/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28955	20240802-LI	14,589.17	0.00	45,909.80	Proj:LHA1 Choice 2 --inv20240802-LHA1 -- consulants
laahdc	Lewiston Auburn Area D	9/27/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28956	20240927-LI	27,750.75	0.00	73,660.55	Project LHA1--Schematic design
laahdc	Lewiston Auburn Area D	9/27/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28956	20240927-LI	437.60	0.00	74,098.15	Project LHA1--Supplemental services
laahdc	Lewiston Auburn Area D	9/27/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28956	20240927-LI	181.25	0.00	74,279.40	Project LHA1--Supplemental services
laahdc	Lewiston Auburn Area D	9/27/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28956	20240927-LI	10,233.55	0.00	84,512.95	Project LHA1--Terradyn consultants llc
laahdc	Lewiston Auburn Area D	9/27/2024	01-2025	Kaplan Thompson Architects (v0002184)	P-28956	20240927-LI	4,579.20	0.00	89,092.15	Project LHA1--Terradyn consultants llc
laahdc	Lewiston Auburn Area D	4/1/2025	04-2025	MaineHousing (MSHA) (v0002218)	P-33951	LAAHDC 040	1,000.00	0.00	90,092.15	LIHTC Fee - Soleil Phase 1
laahdc	Lewiston Auburn Area D	4/1/2025	04-2025	MaineHousing (MSHA) (v0002218)	P-33951	LAAHDC 040	2,500.00	0.00	92,592.15	App Fee - Soleil Phase 1
laahdc	Lewiston Auburn Area D	4/11/2025	06-2025	Curtis Thaxter LLC (v0002094)	P-39434	152649	416.50	0.00	93,008.65	61 Ash
lha	Lewiston Housing Autho	5/9/2025	06-2025	Kaplan Thompson Architects (v0002184)	P-39438	20250509-LI	693.00	0.00	93,701.65	Terradyn Consultants LLC. Request Number /438 18 Apr 2025 Additional Services Drawings for Public Works Database
Net Change=93,701.65							93,701.65	0.00	93,701.65 = Ending Balance =	
1280-12-002				PID - Soleil II				0.00 = Beginning Balance =		
laahdc	Lewiston Auburn Area D	6/26/2025	06-2025	MaineHousing (MSHA) (v0002218)	P-39563	LAAHDC 062	2,000.00	0.00	2,000.00	Pre Application Fee
laahdc	Lewiston Auburn Area D	9/11/2025	09-2025	MaineHousing (MSHA) (v0002218)	P-46906	LAAHDC 091	1,000.00	0.00	3,000.00	General App Fee
laahdc	Lewiston Auburn Area D	9/11/2025	09-2025	MaineHousing (MSHA) (v0002218)	P-46906	LAAHDC 091	2,500.00	0.00	5,500.00	LIHTC App Fee
Net Change=5,500.00							5,500.00	0.00	5,500.00 = Ending Balance =	
1280-15-000				PID - 104 Park Street				0.00 = Beginning Balance =		
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	62.50	0.00	62.50	Permit Drawings
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	187.50	0.00	250.00	Permit Drawings
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	125.00	0.00	375.00	Permit Drawings
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	687.50	0.00	1,062.50	Permit Drawings
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	625.00	0.00	1,687.50	Lha Office Layout Revisions
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	62.50	0.00	1,750.00	Lha Office Layout Revisions
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	312.50	0.00	2,062.50	Lha Office Layout Revisions
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	437.50	0.00	2,500.00	104 Park Measuring And Conceptual Design
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	562.50	0.00	3,062.50	104 Park Measuring And Conceptual Design
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	625.00	0.00	3,687.50	104 Park Measuring And Conceptual Design
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	125.00	0.00	3,812.50	104 Park Measuring And Conceptual Design
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	375.00	0.00	4,187.50	104 Park St Plan Revisions
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	42.12	0.00	4,229.62	4/23/25 Mileage For Client Meeting On Site 72 Miles X 0.585
104p	104 Park	5/16/2025	06-2025	SRL Architects (v0002328)	P-39440	1900	62.50	0.00	4,292.12	Permit Drawings

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General Ledger
Period = Jan 2024-Oct 2025
Book = Accrual
Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=4,292.12			4,292.12	0.00	4,292.12	= Ending Balance =
1280-16-000				PID - St Mary's					0.00	= Beginning Balance =
laahdc	Lewiston Auburn Area D 7/21/2025		09-2025	Cushman & Wakefield of Massachusetts, LLC P-47260		25-27001-90	4,950.00	0.00	4,950.00	St Mary's Appraisal report
				Net Change=4,950.00			4,950.00	0.00	4,950.00	= Ending Balance =
							14,931,152.72	6,954,579.18		

Executive Director Update Nov 2025

Thankfully, we are no longer worrying about the shutdown impacting our operations come Dec 31st, as was the deadline for funding for both Section 8 and Public Housing if a CR was not reached. Unfortunately, the same situation is likely to come up again on Jan 30th when the CR that passed expires. Hopefully, the same 60-day window of funding we were provided with in the first shutdown is extended to us again.

In brighter and less opaque news, the partnership between LHA and LAAHDC continues to be fruitful, as we received another LIHTC award this last week for Soliel II. This Award will allow us to effectively build Soliel I and II at the same time, creating significant economies of scale, while bringing on 72 new units of affordable housing in downtown Lewiston. We also continue to move quickly towards the construction loan closing for Martel I and plan to have a shovel in the ground on our first, in-house developed project, within the next 60 days. All the while, Wedgewood has completed construction and is quickly moving toward 100% occupancy, and DeWitt is taking shape along Kennedy Park.

While our work for the last 6 years has been complicated and arduous at times, the vast majority of the public only heard our words. Now our efforts are quickly becoming tangible and undeniable, as our words are becoming reality. Since 2025 LHA/LAAHDC represents 17% of Statewide development of affordable housing (projects developed and being underwritten), and 76% of affordable housing development in Androscoggin County (projects developed and being underwritten), and we are just getting started.

It's an exciting time to be part of Lewiston Housing.

LHA/LAAHDC Development Update - 11/13/2025

Project	Stage	Status	Important Dates	Next Steps
<u>Martel I</u>	Pre - Dev	* 100% Plans and Specifications submitted to MSHA and Equity Investor, Red Stone, for review. * General Contractor, Penobscot is pricing the 100% set for the GMP. * Expect to have draft GMP week of 11/17/2025. * Equity Investor, Redstone, due diligence process and underwriting in process. * TIF Agreement approved by MSHA.	Closing Target: December 2025	* Finalize GMP. * Continue working with MSHA underwriting team to get approval from loan committee. * Continue to move forward with Redstone due diligence/underwriting process.
<u>Martel II</u>	Pre - Dev	* Submitted Pre-Development Loan Application to Evernorth. * MSHA will issue Notice to Proceed - kickoff meeting scheduled for early December. * TIF Agreement approved by MSHA. * MSHA has confirmed that no CM Selection Process is necessary; we can work with PGC.	Notice to Proceed from MSHA Fall 2025	* Finalize 50% drawings for submission to MSHA. * Finalize Notice to Proceed. * Finalize contract with Platz Architects.
<u>Soleil Phase I</u>	Pre - Dev	* Draft Notice to Proceed received from MSHA; Completed MSHA Kick-Off Meeting. * Hebert Construction selected as CM. * FHLB AHP Application submitted in July 2025. * Pre-Development Loan Application Submitted to Genesis.	Notice to Proceed from MSHA Fall 2025	* Prepare 50% Plan submission for MSHA. * Finalize Notice to Proceed with MSHA. * Make CM Selection. * FHLB AHP Award expected December 2025. * Genesis Pre-Development Loan Application to be brought to Loan Committee Late Fall 2025.
<u>Soleil Phase II</u>	Pre-Dev	* Submitted 9% LIHTC Application to MSHA. * FHLB AHP Application submitted in July 2025.	Funding Awards December 2025	* LIHTC 9% awards expected December 2025. * FHLB AHP Award expected December 2025.
<u>Public Housing Conversions</u>	In process	* Working on Section 22 conversions. * Cost tool threshold has been met for Hillview, Meadowview and Blake Street Towers. * Conversion materials are drafted. * Resident meetings were conducted week of 11/10/2025. Widely accepted as a positive action that would benefit residents, Lewiston Housing/LAAHDC and the community. * Preparing required Environmental Review.	Ongoing	* Incorporated conversion into LHA Annual Plan. * Began holding Resident Meetings informing residents of planned conversions. * Drafted initial Section 22 submission docs for HUD.
<u>B-Street Expansion / Renovation</u>	Pre-Closing	* Community Dental modifications to the plans have been incorporated by architect/engineer; GC has updated their pricing. * Have confirmed that Maine BLS continues to be interested in providing loan/financing.	Target Rehab Start January 2026	* Work with St. Mary's for sale of their condo. * Community Dental reviewing LOI. * Incorporate updated construction numbers into project proforma. * Work with Lender on underwriting/approval.
Choice	Stage	Status	Important Dates	Next Steps
<u>Wedgewood</u>	Lease Up	* Construction is complete; lease up underway. * As of 11/01/2025, over 80% of units were leased up.	Lease-up ongoing	* Complete lease up.
<u>DeWitt</u>	Construction	* Bates Bldg - Demo/Abatement complete; steel erection underway. * Park Bldg - Demo /Abatement nearly complete, the foundation will be going in imminently.	Construction Ongoing	* Construction underway.
Acquisitions	Stage	Status	Important Dates	Next Steps
<u>Maison Marcotte</u>	Acquisition	* Negotiations with St. Marys have broken down. This deal is not moving forward as of now due to St. Mary's unwillingness to grant a ROFR on the cafeteria condo space.		
<u>163-165 Bates</u>	Acquisition	* Evernorth approved loan; commitment has been signed. * Environmental Review still in process; gov't shutdown was slowing progress. * Tenant income verification in process. * PB Voucher waiver for use with SRO units submitted to HUD.	Closing target: December 2025	* Work with Evernorth toward closing. * Enviro Review proceeds - finalize with City. * Complete Tenant Income Verifications.

Open Enrollment

Open enrollment is underway. We had budgeted for an 11% increase in medical insurance premiums for 2025. Last month, our carrier estimated a 10% increase, but the final renewal came in at 9%.

This is well below current national trends, where employer-sponsored health plan increases for 2025 are averaging 12–15% across major benchmarks. This favorable renewal positions us well as we move into the new year.

Maine Recovery Friendly Workplaces

On this month's agenda, we have included a vote to participate in the Maine Recovery Friendly Workplaces initiative. Earlier this month, Sarah and I met with program representatives to learn more about the support offered. Participation includes:

- Staff training on substance use disorder (SUD), stigma reduction, and supportive workplace practices
- HR policy review and recommendations
- Resources and navigation support for employees and their families
- Ongoing technical assistance

Joining this initiative would strengthen staff well-being, reinforce our organizational values, and enhance workplace culture. There is no cost to Lewiston Housing. An informational flyer is included in the board packet.

Laptop Refresh Cycle & Disposition of Laptops

We have completed our three-year laptop refresh cycle, replacing 1/3 of all agency laptops each year. This cycle will resume in 2027, ensuring all equipment remains up to date on a four-year rotation.

Several employees have expressed interest in purchasing retired laptops. While this is permissible under procurement laws when sold at fair market value, our current procurement policy does not authorize employees to purchase disposed assets.

We are seeking the Board's feedback on adding this option to our procurement policy. If the Board is supportive, staff will draft the necessary policy language and bring it to the next meeting for review and a vote.

ACOP Revision

The revised Admissions and Continued Occupancy Policy (ACOP) for Public Housing is nearing the end of its public comment period. We expect to bring the final policy to the December board meeting for a vote. The update modernizes policy language, incorporates recent HUD HOTMA guidance, and aligns the ACOP with current practice.

Staffing Updates

Hires:

Jena Barton, Resident Success Coach, 11/17/2025

Departures:

Hannah Sadler, Resident Success Coach, 11/7/2025



Property Management and Rental Assistance Report

Submitted by Hollie Sprague

November 2025

Property Management:

Occupancy:

Owned: 95% (excludes CHOICE units)

Managed: 93%

Make ready average- Managed 15 days (floor installation caused delay)

Make ready average- Owned: 11 days

Wedgewood lease up:

All nine buildings have been completed with 69 occupied apartments. The team has several other applications in process with the goal of leasing the remaining 15 apartments by year end.

Property Updates:

October was a busy and challenging month, especially with residents expressing concerns about changes to their SNAP benefits. At Blake Street Towers, residents demonstrated strong community support by starting a “free food” table stocked with donated shelf-stable items for neighbors in need.

Three properties hosted flu and COVID-19 vaccination clinics in partnership with Community Pharmacy, with approximately 25–30 residents participating across the sites.

All holiday assistance applications for eligible family properties have been submitted to the following programs:

Toys for Tots

Stuff the Bus

Portland Press Herald Toy Fund

On Halloween, the Community Safety Team—along with several partners, including Lewiston Housing—organized a community-wide event at Wedgewood from 4:00 to 6:00 p.m. Surrounding neighbors were invited, and several members of the Resident Success Team attended. The event was a tremendous success, with over 350 neighbors enjoying food, music, trick-or-treating, and more.

Thanks to 40+ volunteers and 16 generous sponsors, the team was able to:

- Distribute 175 trick-or-treating pumpkin buckets and glow sticks
- Provide Halloween headbands for children of all ages
- Serve 400 free meals (all-beef hot dog, chips, water, and an apple)
- Supply candy for 20 decorated porches on the Wedgewood block
- Provide 70 pumpkins for pre-Halloween carving events

Food Security Update

(207) 783-1423 | PO Box 361, Lewiston, Maine 04243 | www.lewistonhousing.org



3 pantries with 61 residents in attendance.
1 Food Drop Event (Maple Knoll) 13 Recipients
594 Trinity lunches for 27 participants
12 emergency/supplemental requests for food by both residents and staff
3 requests for emergencies/ supplemental pet food by residents
23 commodity food boxes (CSFP)

Due to SNAP benefits being paused for the month of October and 2 weeks into November the team worked together to ensure residents had resources and access to fresh food and pantries. Food requests increased significantly in October.

OAHMP / CAPABLE Program Update

New referrals: 5
Waitlist: 20
Intakes: 3
In process: 16
Completed: 12
Jobs are getting much more spread out as we continue to expand the program to the other 4 counties.

FSS Program:

Total participants: 48
1 person graduated from the program in October
A recent FSS enrollee was nominated for Uplift L/A's "Finest under 40" for Best in Healthcare/First Responders

FYI Program:

Total Vouchers: 6
4 vouchers are in use, and the applicants are housed.
2 vouchers were issued, and the applicants are looking for housing.
Currently there are 5 FYI referrals in process, and the applicants need to submit additional documentation before we can request a voucher.

ROSS program

Current participants: 50
The new ROSS coordinator started on 11/17 and is very enthusiastic about her new role.

YMCA @ Hillview

Meals served: 621
Attendance: 565
Unduplicated youth: 72
New enrollments: 3

The Girl Scouts have returned for Monday night programming and are expanding their offerings by adding an early-release Wednesday program for middle and high school girls. The Wednesday group will focus on fundraising with the goal of taking a major field trip at the end of the year. The Resident Success Team is supporting recruitment and referrals to help strengthen participation.

We have also launched a new partnership with Aid for Kids, which will help connect families with essential resources such as bedding, clothing, winter gear (jackets, snow pants, hats, mittens, boots), toys, movies, shoes,

and various household items. The donated supplies are located in Houlton, and so we are working on securing a box truck or other large transportation option to bring the materials to Hillview.

Thanks to a generous private donation from a funder, we were able to purchase winter gear for children. High-quality, warm, water-resistant gloves for every child enrolled in the program were purchased. We will also have extra pairs available for children who attend intermittently.

Property	Unit	BR	Date Availa	Occ.	Status
bsh		209	1	9/24/2025 vacant	File approved 11.12 M/I 11.21
blwa	84 Walnut		1	8/27/2025 vacant	Processing waitlist & 5 apps
gvp	307		1	6/12/2025 vacant	Processing waitlist & 1 apps
oxfam	399-2		1	3/2/2024 vacant	Processing waitlist & 2 apps
oxfam	16-FR-2		3	6/6/2025 vacant	File approved
oxfam	29-1		3	7/14/2025 vacant	Processing waitlist & 2 apps
oxfam	399-3		1	11/5/2025 vacant	Processing waitlist & 10 apps
oxfam	6-SP-2		3	10/24/2025 Notice	Processing waitlist & 3 apps
oxfam	2-SP-1		3	10/31/2025 Notice	Processing waitlist & 2 apps
oxfam	NOR 5		3	11/10/2025 Notice	File submitted
oxfam	NOR11		3	11/4/2025 vacant	Processing waitlist
oxfam	NOR15		3	11/10/2025 vacant	processing waitlist
suph	408-1		1	4/14/2025 vacant	RUM - Processing waitlist & 3 apps
suph	138-1		1	7/28/2025 vacant	LEW - Processing waitlist & 4 apps
msh	76		2	10/28/2025 vacant	Processing 1 applicant
msh	61		3	11/6/2025 vacant	Processing waitlist
mdh	15		1	11/7/2025 vacant	Processing 1 applicant
soph	203		0	11/19/2025 vacant	Processing waitlist
soph	302		0	7/1/2025 vacant	Processing 1 applicant
soph	305		0	7/1/2025 vacant	Processing 1 applicant
soph	306		0	7/1/2025 vacant	Processing 1 applicant
soph	301		0	10/20/205 vacant	Processing 1 applicant

Property	Unit	BR	Date Availa	Occ.	Status
bst	4-U	0	4/8/2025	vacant	File approved 11.12 - Pend M/I date
bst	4-N	0	8/22/2025	vacant	Processing waitlist & 7 apps
bst	3-Z	0	8/21/2025	vacant	Processing waitlist & 7 apps
bst	2-P	0	9/2/2025	vacant	Processing waitlist & 7 apps
bst	5-A	1	10/10/2025	vacant	Processing waitlist & 7 apps
bst	2-N	0	10/27/2025	Notice	Processing waitlist & 7 apps
hta	203	1	6/13/2025	vacant	Processing waitlist & 7 apps
hta	5	1	6/17/2025	vacant	File approved 11.13 sending file to Erik
hta	6	1	9/12/2025	vacant	Processing waitlist & 10 apps
hva	2-Mar	3	6/17/2025	vacant	Processing waitlist & 4 apps
hva	6-May	3	6/2/2025	vacant	Processing waitlist & 4 apps
hva	4-Sep	2	6/28/2025	vacant	Wheelchair unit - Procssing waitlist & 3 apps
hva	1-Jan	3	8/24/2025	vacant	Processing waitlist & 4 apps
hva	2-Apr	3	8/27/2025	vacant	Processing waitlist & 4 apps
riv	30-4	2	11/10/2025	vacant	Processing waitlist & 2 apps
292 Bates	3	1	10/31/2025	vacant	File approved 11.18
mka	11	1	8/19/2024	vacant	File approved 11.06 - MI 11/25/2025
mka	4	1	1/31/2025	vacant	Processing waitlist & 4 apps
mka	23	1	3/8/2025	vacant	Processing waitlist & 4 apps
MVA	482	0	10/3/2025	vacant	File submitted 11.19
MVA	473	1	10/21/2025	vacant	Processing waitlist & 4 apps
MVA	292	0	10/29/2025	vacant	Processing waitlist & 4 apps
MVA	301	0	11/4/2025	vacant	Pend internal transfer from other property
MVA	132	1	11/10/2025	vacant	Processing waitlist & 4 apps
MVA	381	1	10/3/2025	vacant	Pend internal transfer
MVA	443	1	10/9/2025	vacant	Processing waitlist & 4 apps



Voucher Administration Division Report

Submitted by Jennifer Boardman

October/November 2025

Voucher Administration Report Summary:

The Department has implemented several efficiencies this month. We have begun using Asana to track annuals recertification paperwork. We will begin using the same system to track interim paperwork in the coming weeks. The new Payment standards for the HCV program have been announced and put on our website. HUD allows housing authorities to analyze the standards and implement them based on bedroom size which is what we have done this year. The Landlord Incentive Program will be ending on 12/31 as Maine Housing will no longer have the funding to support the initiative.

Staffing:

No changes in staffing.

Centralized Waitlist:

Month	Total Number on Waitlist	Change
September 2025	1632	
October 2025	1653	+21

MainStream Voucher Program

The MainStream Voucher Program partnership with the CoC is going well. Although we haven't issued any vouchers yet we are very close on three folks and working on another 6 to 8 applicants. This a much greater pool of applicants to work with than we have had in recent months. This partnership should help increase the utilization of the Mainstream vouchers and increase the number of participants.

Landlord incentive totals:

The landlord incentive program continues to be utilized strongly in the community. Totals so far:

Security deposit: \$266,697.00 (increase of \$801 from last month)

Landlord incentives: \$386,050.00 (no change from last month)

Landlord incentives MSV: \$10,500.00 (no change from last month)

Damage Reimbursement: \$60,661.29 (no change from last month)

Vacancy Claims \$9,274.33 (no change from last month)

Annuals/Interims/Rent Increases

Annuals and interim recertification processing is getting more efficient with every month. Staff are getting more comfortable and more proficient with the new checklists and new procedures we have implemented to increase efficiency. Since Voucher Payment Standards changing effective in Janaury, we expect to see an increase in rent increase requests from owners in the upcoming months. We have posted the new changes to our website.

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Travel Request

2025 New England Lead & Healthy Homes Conference, Bedford MA

Per Lewiston Housing Travel Policy, we seek approval for the proposed travel to attend the 2025 New England Lead & Healthy Homes Conference for Krissie Bodkin-Rubino (Resident Success Manager) & Chelsea Steele (Capable [OAHMP] Coordinator.) **Total cost of all is covered by the OAHMP Grant.**

Purpose: To attend the 2025 New England Lead & Healthy Homes Conference – Dec 2-3, 2025

Total: up to \$1640

Cost breakdown:

Conference: \$500 (\$250 each)

Hotel - \$540 (2 rooms for 2 nights)

Travel – \$500 mileage

Meal allowance – \$100 (Most meals covered in cost of conference.)

Recovery Friendly Workplace (RFW) Initiative Board Briefing

Submitted by Sarah Cash, HR Manager

Overview

Lewiston Housing has completed Steps 1 and 2 of the Maine Recovery Friendly Workplace (RFW) designation process. To advance to Step 3, the agency must make a formal, organization-wide declaration of participation. Because this is a public commitment on behalf of the Authority, we seek Board approval before proceeding.

Where We Are in the Process

Step 1: Submit Letter of Interest – Completed

Step 2: Orientation with Management/HR – Completed

Step 3: Make a company-wide declaration announcing participation. We are seeking Board approval to move forward with this step. *(See example declaration in attached Employer Guide.)*

Why Become a Recovery Friendly Workplace?

The RFW program provides significant employee- and organizational-level benefits at zero cost.

No Cost & Full Training Support

- Completely free.
- Includes four core trainings, a dedicated Recovery Business Advisor, and ongoing support.

Compliance Support

- Strengthens alignment with the ADA and Maine Human Rights Act.
- Supports recovery while maintaining the ability to manage performance issues.

Workforce & Organizational Benefits

- Increased retention and reduced absenteeism.
- Access to the RFW job board and skilled workers in recovery.
- Healthier workplace culture and reduced stigma.
- Boosted community perception and brand equity.

Financial Impact

- According to the National Safety Council, workers in recovery help businesses avoid over \$4,000 in turnover and replacement costs.

Next Steps After Approval

If the Board approves Lewiston Housing's advancement to Step 3:

- HR Manager will issue the official organizational declaration.
- The organization can then proceed to:

Step 4: Receive designation.

Step 5: Schedule RFW trainings for all staff.

Step 6: Connect with our Recovery Advisor and local Recovery Community Center.

Steps 7–8: Integrate RFW toolkit resources and include RFW information for new hires.

YOUR STEP-BY-STEP GUIDE TO BECOMING A RFW DESIGNEE.

- 1. **Submit an online Letter of Interest to the Recovery Friendly Workplace initiative.** Scan the QR code at right to get started.
- 2. **Schedule an Orientation for Management and HR staff to discuss how the program can contribute to the success of your organization.**
- 3. **Make a company-wide declaration announcing your participation in Maine's RFW program.**



SAMPLE: "(Company) is committed to creating a healthy, safe, and stigma-free work environment through our participation in the Maine Recovery Friendly Workplace (RFW) initiative. RFWs encourage environments where employers, employees, and communities can collaborate to create positive change and eliminate barriers for those impacted by addiction. In order to achieve a high level of employee health, safety and productivity, we invite and encourage all employees to reach out for help and support."

- 4. **Receive official designation by Statewide RFW Program Office.**
- 5. **Schedule quarterly RFW training and education for staff.** This will be assessed to fit the needs of your business.
- 6. **Establish connection with your local RFW Recovery Advisor and Recovery Community Center as resources for employees.**
- 7. **Utilize the Recovery Friendly Workplace Toolkit and materials to put principles and practices into place.**
- 8. **Provide new hires with Recovery Friendly Workplace information and resources to promote health, well-being, and recovery for themselves or family members.**



ADMINISTERED BY



rfwmaine.org

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102 Bishop Street, Portland ME
206 Old Road, Eliot, ME



JOIN THE COMMUNITY THAT'S HELPING MAINE BUSINESSES & WORKERS THRIVE-TOGETHER.

AN EMPLOYERS GUIDE



ADMINISTERED BY



WHAT IS A RFW?

Recovery friendly workplaces ensure that management and human resources personnel are trained to support employees in recovery, seeking recovery from substance use disorder (SUD) and those employees who are directly affected by it. This approach benefits both employees and employers by fostering a supportive work environment. RFW Maine, a program administered jointly by non-profits Pinetree Institute and Portland Recovery Community Center, provides training and support at no cost.

WHY BECOME A RFW?

Experienced employers recognize that employees struggling with an active substance use disorder may face performance challenges or have a disruptive impact on workplace culture. Additionally, an employee who has a loved one with substance use disorder may experience increased stress, anxiety, and emotional exhaustion, which can impact their focus, productivity, and overall well-being at work.

GOOD FOR WORKERS, GOOD FOR BUSINESS.

Substance misuse costs businesses billions of dollars each year in impaired productivity and absenteeism. That's why Maine has joined an ever-growing list of states helping businesses and workers thrive together with the support of a RFW program. Rather than lower the bar, RFWs increase the level of support for employees.

Maine RFWs support businesses and communities by recognizing recovery from substance use disorder as an actual strength. In fact, the National Safety Council says workers in recovery help businesses avoid over \$4,000 in turnover and replacement costs.

Benefits of being a RFW include:

- **Access to highly skilled talent.** There are people in recovery who do every job imaginable.
- **Increased retention and lower absenteeism.** People in recovery find added purpose in—and commitment to—their work.
- **Increased brand equity.** Companies that earn the RFW designation signal their commitment to supporting their employees—an approach that customers appreciate, too.
- **Healthier workforce.** Employees in recovery help create an overall safer, healthier environment in the workplace.
- **Reduced stigma for workers.** Employees of a RFW know they can ask for the help they need without judgment.
- **Access to the RFW job board, exclusive to designees.** This allows employers to have further access to highly skilled job seekers.

SUPPORTS LEGAL COMPLIANCE WITHOUT RESTRICTING FLEXIBILITY

Since discriminating against employees who are in recovery from substance use disorder is generally prohibited by law, becoming a recovery friendly workplace will help employers to comply with non-discrimination laws like the Americans with Disabilities Act (ADA) and the Maine Human Rights Act. At the same time, a recovery friendly workplace maintains the flexibility to address substance use in the workplace and manage performance issues related to substance use.

Substance Use Disorder & Recovery

Addiction is a treatable, chronic medical disease involving complex interactions among brain circuits, genetics, the environment, and an individual's life experiences. People with addiction use substances or engage in behaviors that become compulsive and often continue despite harmful consequences. (ASAM)

Recovery - A process of change through which individuals improve their health and wellness, live a self-directed life, and strive to reach their full potential. (SAMHSA)

ZERO COST, FULL TRAINING AND SUPPORT.

It costs nothing to earn the RFW designation. RFW Maine provides the necessary training on how to create a Recovery Friendly Workplace culture for all who are impacted by substance use disorders. It also provides a Business Advisor to help with customized business needs and connect you with local resources to support your efforts.

ANY BUSINESS IN ANY SECTOR CAN BENEFIT FROM BEING A RECOVERY FRIENDLY WORKPLACE (RFW).

Since July 2023, RFW Maine has successfully helped businesses from a wide array of categories—manufacturing, financial services and hospitality, to name just a few—complete the necessary training to be designated as a RFW.

Just a few of the organizations that have already joined the community include:



WHAT YOU GET FROM THE RFW TEAM.

Four core trainings. Scheduled at your convenience over the first year of designation.

- | | |
|-------------------------------|--|
| I. Substance Use Disorder 101 | III. Recovery 101 |
| II. Opioid Overdose Response | IV. Growing your Recovery Friendly Workplace |

In addition to these specific trainings, you'll receive:

- **Consulting from your RFW team.** Utilize specialized business and recovery advising.
- **Connection to the network.** Connection to a network of employers in Maine and across the country. Maine is affiliated with a nationwide RFW community.
- **Access to local resources.** Your personal recovery advisor can facilitate access to local resources.
- **On demand business support.** Utilize your Statewide Business Advisor to help you put recovery friendly practices in place.

SHOW YOUR SUPPORT FOR YOUR EMPLOYEES. JOIN THE GROWING LIST OF RFWs TODAY.

See the step-by-step guide on the back of this brochure. You can also scan the QR code or email info@rfwmaine.org to schedule an appointment with a RFW Business Advisor. They can explain the nature of the training and the extent of the support you can expect to receive by joining the growing list of businesses in Maine seeking to improve their culture and provide this important and sensible wellness program for their employees.

